Plumbers & Steamfitters Local 486 Pension Fund

Master Consulting Services Report

Period Ended
March 31, 2017

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Market Discussion Points 1Q | 2017

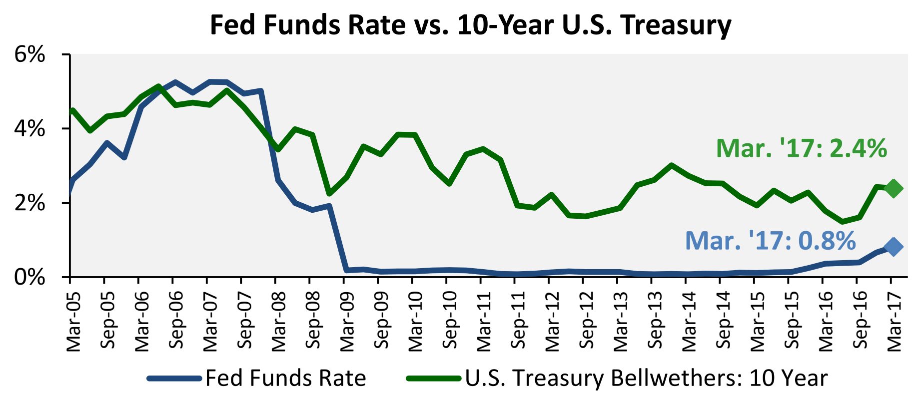
Financial Market Performance

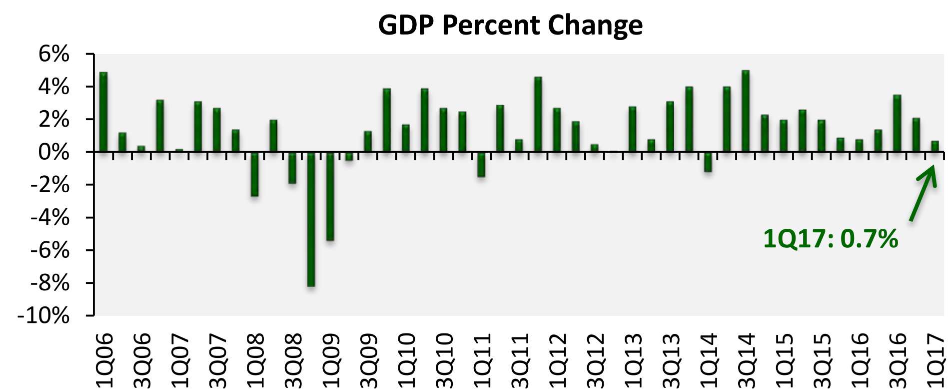
Periods Ending March 31, 2017

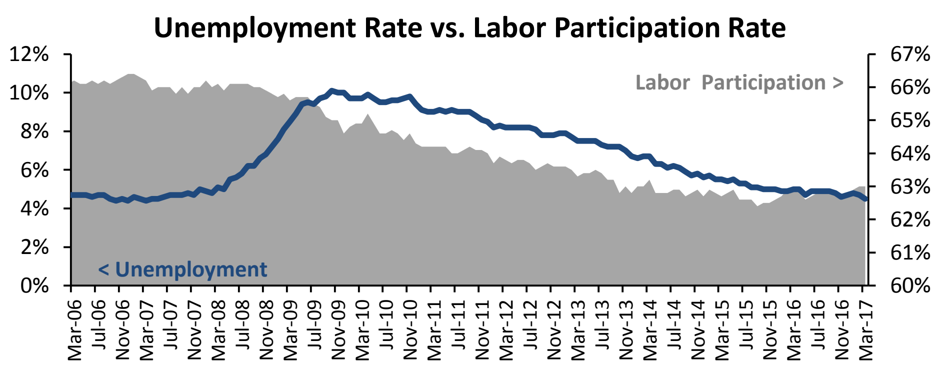
Strategy	Sector	Index	QTR	YTD	2016	2015	2014	2013	2012	1-Yr	3-Yr	5-Yr	10-Yr	20-Yr
Stocks	**US Large Cap**	S&P 500	6.1	6.1	12.0	1.4	13.7	32.4	16.0	17.2	10.4	13.3	7.5	7.9
	US Small Cap	Russell 2000	2.5	2.5	21.3	-4.4	4.9	38.8	16.4	26.2	7.2	12.4	7.1	8.7
	All Country	MSCI All Country World (net)	6.9	6.9	7.9	-2.4	4.2	22.8	16.1	15.0	5.1	8.4	4.0	-
	Non-US Developed	MSCI EAFE (net)	7.2	7.2	1.0	-0.8	-4.9	22.8	17.3	11.7	0.5	5.8	1.1	4.6
	Emerging Markets	MSCI EM (net)	11.4	11.4	11.2	-14.9	-2.2	-2.6	18.2	17.2	1.2	0.8	2.7	-
Bonds	**Treasury**	Bloomberg Barclays US Govt	0.7	0.7	1.1	0.9	4.9	-2.6	2.0	-1.3	2.0	1.6	3.8	5.0
	Broad Market	Bloomberg Barclays Aggregate	0.8	0.8	2.7	0.6	6.0	-2.0	4.2	0.4	2.7	2.3	4.3	5.4
	High Yield	Bloomberg Barclays HY BaB 2% IC	2.3	2.3	14.1	-2.7	3.5	6.2	15.0	13.0	4.5	6.5	7.1	-
	Global Bonds	Citigroup WGBI	1.6	1.6	1.6	-3.6	-0.5	-4.0	1.7	-3.7	-1.2	-0.6	3.0	4.4
Global Tactical Asset		65% MSCI World /35% Citi WGBI	4.7	4.7	5.6	-1.6	3.1	15.1	10.9	8.1	3.3	5.9	4.1	5.8
Real Estate	**Core**	NCREIF ODCE Equal Weighted	1.8	1.8	9.3	15.2	12.4	13.3	11.0	8.6	12.0	12.0	5.4	8.9
Hedge Funds	**Diversified FOFs**	HFRI HFOF Composite	2.3	2.3	0.5	-0.3	3.4	9.0	4.8	6.2	1.8	3.2	1.2	4.4
	Equity Long-Short	HFRI Equity Hedge	3.8	3.8	5.5	-1.0	1.8	14.3	7.4	11.5	3.0	4.9	3.0	8.0
Commodities	**Commodities**	Goldman Sachs Commodity	-5.1	-5.1	11.4	-32.9	-33.1	-1.2	0.1	8.5	-22.7	-15.0	-9.0	-1.8

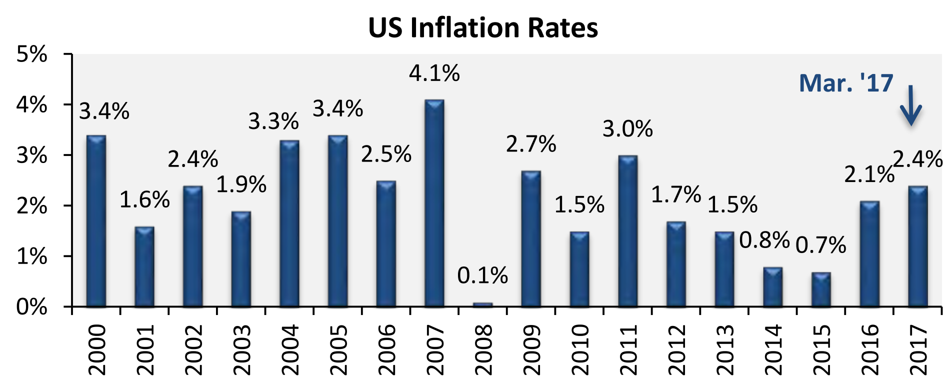
U.S. Economy

Nearly all economic indicators remain positive for the US economy. Inflation, as measured by the Consumer Price Index, continues its slow climb upwards in the first quarter of 2017 at 2.8% for the trailing one-year period. Unemployment remains low at 4.7% while job growth remains robust at 209,000 jobs added per month on average for the first quarter. This combination has resulted in more part-time workers finding full-time jobs and wage growth is moving higher. Housing prices continue to move higher, up 5.7% over the past 12 months. Mortgage rates has moved a bit higher with interest rates, but dropped a bit in March. The Housing Affordability Index remains at all-time lows as a percentage of wages. We are still early in the corporate earnings season, but the earnings growth increases seen in the fourth quarter of 2016 seem to have carried over into the first quarter of 2017.



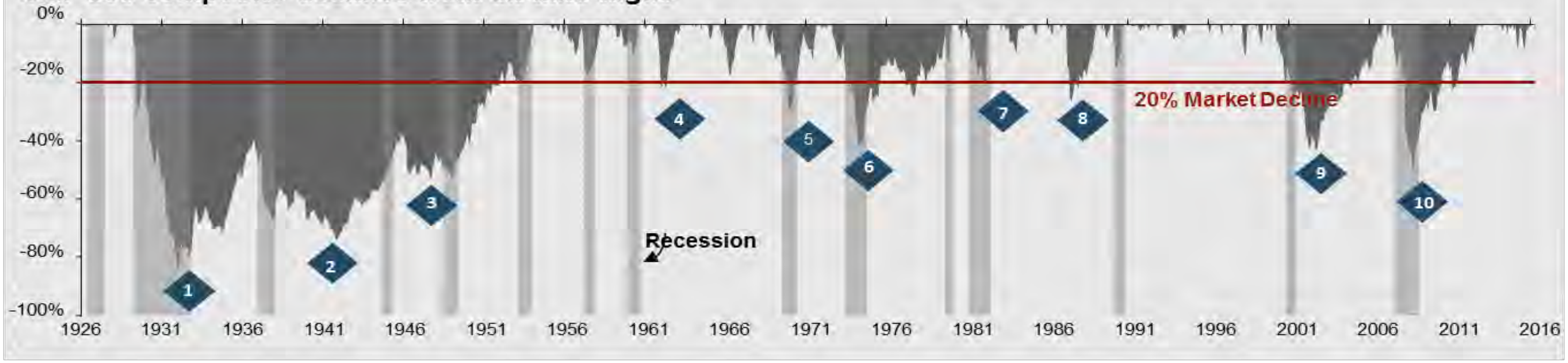






Current Bull Market: Historical Context

S&P 500 composite declines from all-time highs



Characteristics of bull and bear markets

Market Corrections	Bear markets: Market peak	Bear markets: Bear return*	Bear markets: Duration (months)*	Macro environment: Recession	Macro environment: Commodity spike	Macro environment: Aggressive Fed	Macro environment: Extreme valuations	Bull markets: Bull begin date	Bull markets: Bull return	Bull markets: Duration (months)
1 Crash of 1929 - Excessive leverage, irrational exuberance	Sep 1929	-86%	33	◆			◆	Jul 1926	152%	38
2 1937 Fed Tightening - Premature policy tightening	Mar 1937	-60%	63	◆		◆		Mar 1935	129%	24
3 Post WWII Crash - Post-war demobilization, recession fears	May 1946	-30%	37	◆			◆	Apr 1942	158%	50
4 Flash Crash of 1962 - Flash crash, Cuban Missile Crisis	Dec 1961	-28%	7				◆	Oct 1960	39%	14
5 Tech Crash of 1970 - Economic overheating, civil unrest	Nov 1968	-36%	18	◆	◆	◆		Oct 1962	103%	74
6 Stagflation - OPEC oil embargo	Jan 1973	-48%	21	◆	◆			May 1970	74%	32
7 Volcker Tightening - Whip Inflation Now	Nov 1980	-27%	21	◆	◆	◆		Mar 1978	62%	33
8 1987 Crash - Program trading, overheating markets	Aug 1987	-34%	3				◆	Aug 1982	229%	61
9 Tech Bubble - Extreme valuations, .com boom/bust	Mar 2000	-49%	31	◆			◆	Oct 1990	417%	115
10 Global Financial Crisis - Leverage/housing, Lehman collapse	Oct 2007	-57%	17	◆	◆	◆		Oct 2002	101%	61
Current Cycle								Mar 2009	249%	98
Averages	-	**-45%**	**25**					-	**156%**	**55**

Source: FactSet, NBER, Robert Shiller, Standard & Poor's, J.P. Morgan Asset Management.
*A bear market is defined as a 20% or more decline from the previous market high. The bear return is the peak to trough return over the cycle. Periods of "Recession" are defined using NBER business cycle dates. "Commodity spikes" are defined as significant rapid upward moves in oil prices. Periods of "Extreme valuations" are those where S&P 500 last 12 months' P/E levels were approximately two standard deviations above long-run averages, or time periods where equity market valuations appeared expensive given the broader macroeconomic environment. "Aggressive Fed Tightening" is defined as Federal Reserve monetary tightening that was unexpected and/or significant in magnitude.
Guide to the Markets – U.S. Data are as of March 31, 2017.

Asset Class Performance "Quilt"

2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
RE 13.5%	Fx Inc 8.4%	Fx Inc 10.3%	EM Equity 55.8%	EM Equity 25.6%	EM Equity 34.0%	EM Equity 32.2%	EM Equity 39.4%	Fx Inc 5.2%	EM Equity 78.5%	Small Cap 26.9%	RE 16.0%	EM Equity 18.2%	Small Cap 38.8%	Large Cap 13.7%	RE 15.1%	Small Cap 21.3%
Fx Inc 11.6%	RE 5.7%	RE 5.3%	Small Cap 47.3%	Mid Cap 20.2%	RE 20.2%	Int'l 26.3%	RE 16.1%	RE -10.4%	HY 57.5%	Mid Cap 25.5%	Fx Inc 7.8%	Int'l 17.3%	Mid Cap 34.8%	Mid Cap 13.2%	Large Cap 1.4%	HY 17.5%
Mid Cap 8.3%	HY 4.5%	HFoF 1.0%	Mid Cap 40.1%	Int'l 20.2%	Int'l 13.5%	Small Cap 18.4%	Int'l 11.2%	SD HY -14.0%	Mid Cap 40.5%	EM Equity 18.9%	HY 4.4%	Mid Cap 17.3%	Large Cap 32.4%	RE 12.4%	SD HY 1.2%	Mid Cap 13.8%
HFoF 4.1%	HFoF 2.8%	HY -1.9%	Int'l 38.6%	Small Cap 18.3%	Mid Cap 12.6%	RE 16.2%	HFoF 10.3%	HFoF -21.4%	SD HY 36.1%	RE 16.1%	SD HY 4.4%	Small Cap 16.3%	Int'l 22.8%	Fx Inc 6.0%	Fx Inc 0.6%	Large Cap 12.0%
Small Cap -3.0%	Small Cap 2.5%	EM Equity -6.2%	Large Cap 28.7%	GTAA 13.2%	HFoF 7.5%	Large Cap 15.8%	GTAA 9.9%	GTAA -25.4%	Int'l 31.8%	HY 15.2%	Large Cap 2.1%	Large Cap 16.1%	GTAA 15.3%	Small Cap 4.9%	HFoF -0.3%	EM 11.2%
HY -5.2%	EM Equity -2.6%	GTAA -7.2%	HY 28.1%	RE 12.6%	Large Cap 4.9%	Mid Cap 15.3%	Fx Inc 7.0%	HY -26.4%	Small Cap 27.2%	Large Cap 15.1%	GTAA -0.9%	HY 15.6%	RE 13.3%	HFoF 3.4%	Int'l -0.8%	RE 9.3%
GTAA -8.1%	Mid Cap -5.6%	Int'l -15.9%	GTAA 26.7%	Large Cap 10.9%	Small Cap 4.6%	GTAA 15.1%	Mid Cap 5.6%	Small Cap -33.8%	Large Cap 26.5%	SD HY 11.7%	Mid Cap -1.6%	RE 11.0%	HFoF 9.0%	GTAA 3.0%	GTAA -1.6%	SD HY 8.5%
Large Cap -9.1%	GTAA -10.8%	Mid Cap -16.2%	HFoF 11.6%	HY 10.8%	GTAA 3.6%	HY 11.7%	Large Cap 5.5%	Large Cap -37.0%	GTAA 20.1%	GTAA 9.8%	Small Cap -4.2%	GTAA 10.9%	HY 7.4%	HY 2.5%	Mid Cap -2.4%	GTAA 5.6%
Int'l -14.2%	Large Cap -11.9%	Small Cap -20.5%	RE 9.1%	HFoF 6.9%	HY 2.7%	HFoF 10.4%	SD HY 3.9%	Mid Cap -41.5%	HFoF 11.5%	Int'l 7.8%	HFoF -5.7%	SD HY 10.2%	SD HY 5.6%	SD HY 1.9%	Small Cap -4.4%	Fx Inc 2.7%
EM Equity -30.8%	Int'l -21.5%	Large Cap -22.1%	Fx Inc 4.1%	Fx Inc 4.3%	Fx Inc 2.4%	SD HY 9.9%	HY 2.2%	Int'l -43.4%	Fx Inc 5.9%	Fx Inc 6.5%	Int'l -12.1%	HFoF 4.8%	Fx Inc -2.0%	EM Equity -2.2%	HY -4.6%	Int'l 1.0%
					SD HY 2.4%	Fx Inc 4.3%	Small Cap -1.6%	EM Equity -53.3%	RE -30.7	HFoF 5.7%	EM Equity -18.4%	Fx Inc 4.2%	EM Equity -2.6%	Int'l -4.9%	EM Equity -14.9%	HFoF 0.7%

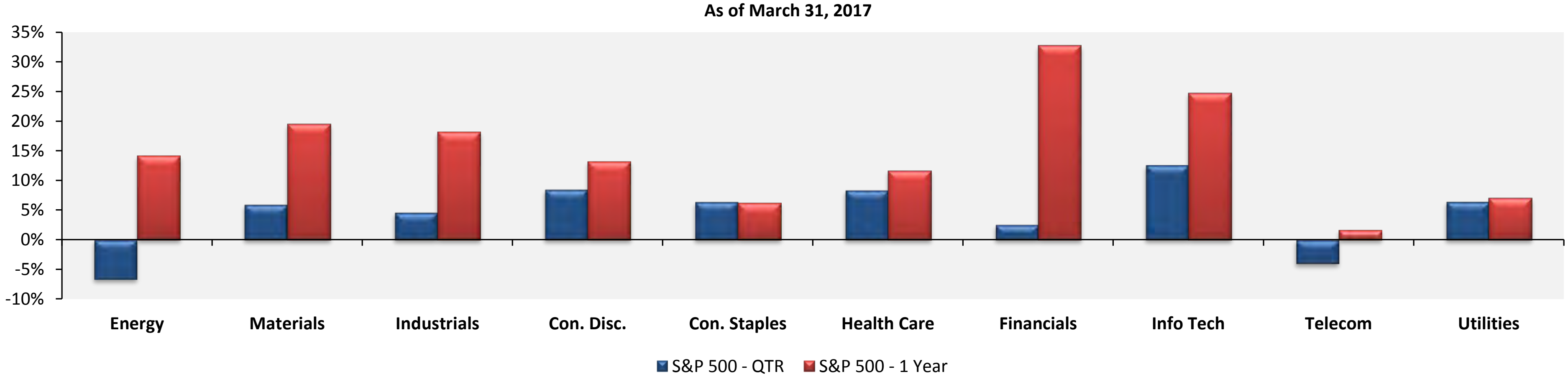
Source: NCREIF, Wilshire. Large Cap Equity: S&P 500 Index, Mid Cap Equity: Russell Midcap Index, Small Cap Equity: Russell 2000 Index, International Equity: MSCI EAFE Index, Emerging Markets: MSCI EM Index, Fixed Income: Barclays Aggregate Index, High Yield Fixed Income: Merrill Lynch High Yield Master II Index, Short Duration High Yield Fixed Income: ML High Yield Cash Pay 1-3 Yr BB Index, Real Estate: NCREIF ODCE Equal Weighted Index, Hedge Fund of Funds: HFRI FOF Index, Global Tactical Asset Allocation: 65%MSCI World Equity/35% Citi World Gov't Bond Index. Inception date for the ML High Yield Cash Pay 1-3 Yr BB Index was January 1, 2005. Past performance is not indicative of future returns.

U.S. Equity Market

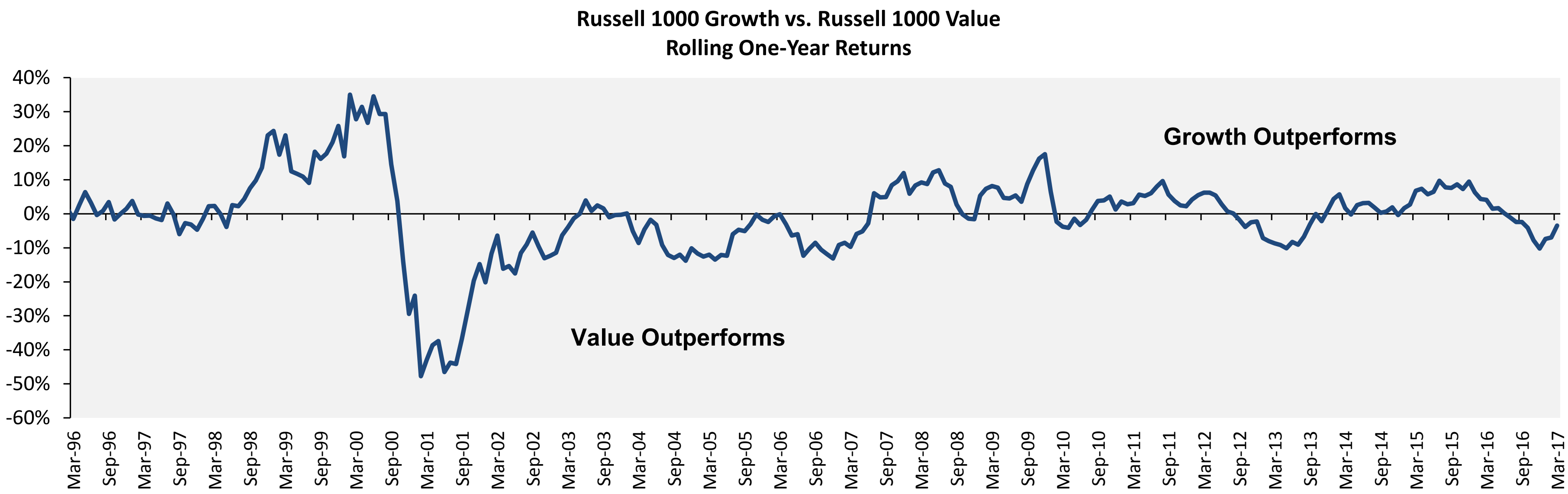
The fundamentals for the US equity market remain strong and that was reflected in the S&P 500 Index moving up 6.1% in the first quarter of 2017. Small cap stocks, which were up significantly last year, posted a 2.5% return for the quarter. In 2016, the value style significantly outperformed the growth style by wide margins, but reversed in the first quarter of 2017 with the Russell 1000 Growth Index returning 8.9% vs. 3.3% for the Russell 1000 Value Index. Small cap has a similar reversal with the Russell 2000 Growth Index up 5.4 vs. -0.1% for the Russell 2000 Value Index. Some market pundits are worried about market valuations with the Price/Earnings Ratio at about 18 times earnings. This is a bit above the long-term averages, but with increased earnings, the market has the potential to grow by 7-9% without any further P/E Ratio expansion. Nonetheless, it is always wise to remember the stock and bond markets move on emotion and frequently ignore fundamentals.

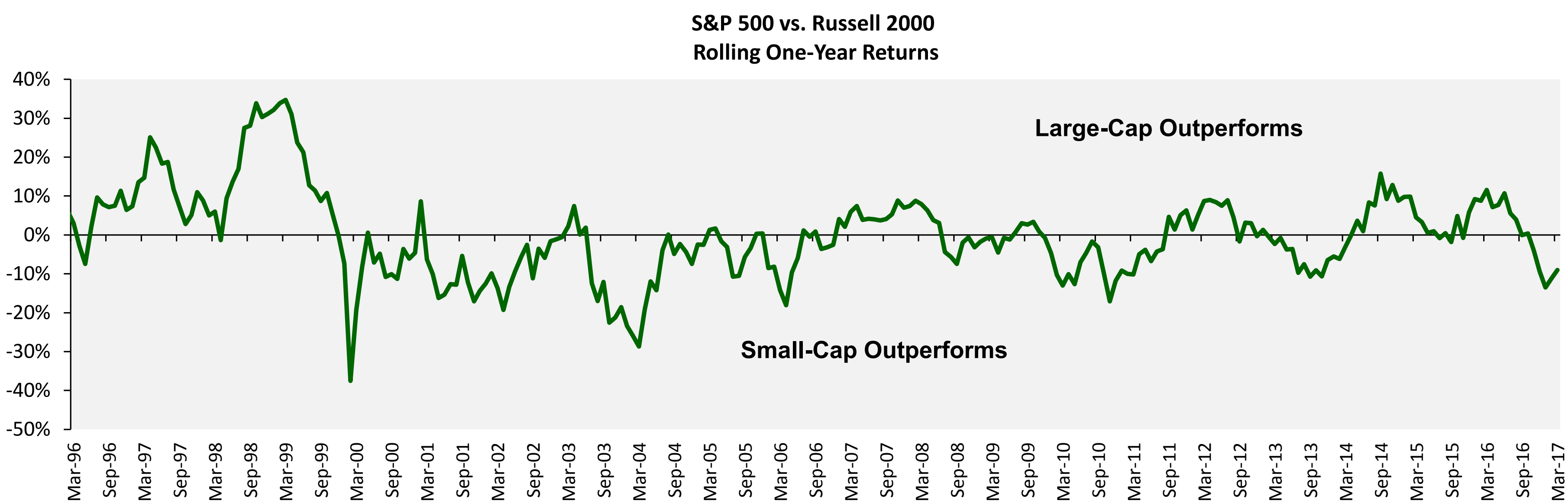
Sector	Index	1Q 17	YTD	2016	2015	2014	2013	2012	1-Year	3-Year	5-Year	10-Year
Large Cap	S&P 500	6.1	6.1	12.0	1.4	13.7	32.4	16.0	17.2	10.4	13.3	7.5
	Russell 1000	6.0	6.0	12.1	0.9	13.3	33.1	16.4	17.4	10.0	13.3	7.6
	Russell 1000 Value	3.3	3.3	17.3	-3.8	13.5	32.5	17.5	19.2	8.7	13.1	5.9
	Russell 1000 Growth	8.9	8.9	7.1	5.7	13.1	33.5	15.3	15.8	11.3	13.3	9.1
Mid Cap	Russell Mid-Cap	5.2	5.2	13.8	-2.4	13.2	34.8	17.3	17.0	8.5	13.1	7.9
	Russell Mid-Cap Value	3.8	3.8	20.0	-4.8	14.7	33.5	18.5	19.8	8.9	14.1	7.5
	Russell Mid-Cap Growth	6.9	6.9	7.3	-0.2	11.9	35.8	15.8	14.1	7.9	12.0	8.1
Small Cap	Russell 2000	2.5	2.5	21.3	-4.4	4.9	38.8	16.4	26.2	7.2	12.4	7.1
	Russell 2000 Value	-0.1	-0.1	31.7	-7.5	4.2	34.5	18.1	29.4	7.6	12.5	6.1
	Russell 2000 Growth	5.4	5.4	11.3	-1.4	5.6	43.3	14.6	23.0	6.7	12.1	8.1
Total Market	Wilshire 5000	5.6	5.6	13.4	0.7	12.7	33.1	16.1	18.4	10.0	13.2	7.6
	Russell 3000	5.7	5.7	12.7	0.5	12.6	33.6	16.4	18.1	9.8	13.2	7.5

Sector Allocations Performance
As of March 31, 2017



U.S. Equity Market

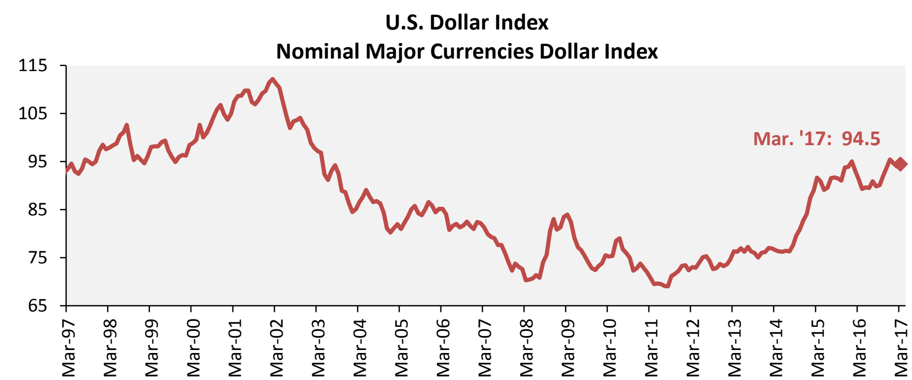


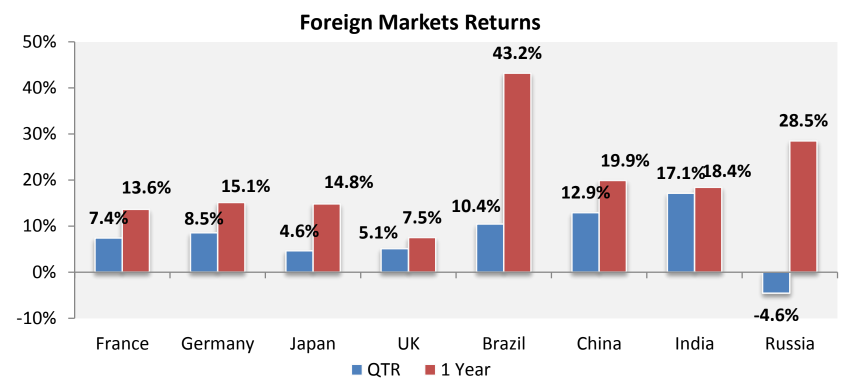


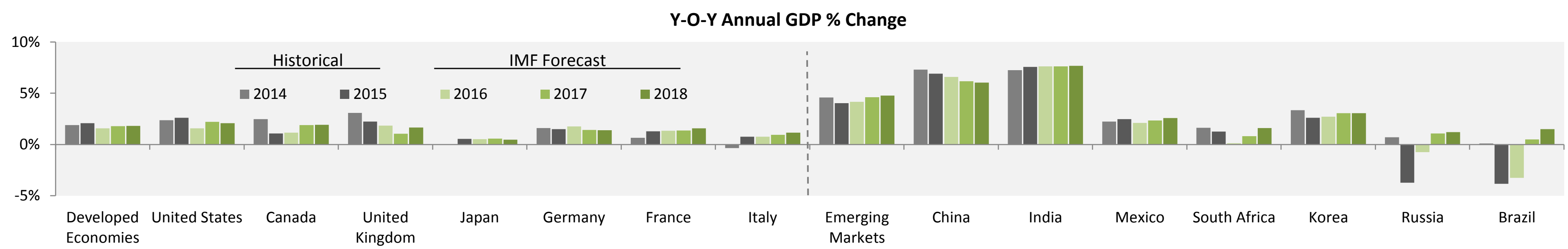
International Equity Market

It appears that Europe and other developed countries have weathered their economic malaise and starting to show material signs of economic recovery in both consumer sentiment and economic indicators. The MSCI EAFE Index was up 7.3% in the first quarter, beating the S&P 500 by a few points. Emerging Markets have also rebounded with the MSCI Emerging Markets Index up 11.4% for the quarter. This is a broad global trend as the Emerging Asia Index was up 13.4% and the Latin American Index was up 12.1%. Emerging Europe was quite mixed. For example, Poland was up 17.7%, but Russia was down 4.6% and Greece down 3.5%.

Sector	Index	1Q 17	YTD	2016	2015	2014	2013	2012	1-Year	3-Year	5-Year	10-Year
Global	MSCI AC World Index (net)	6.9	6.9	7.9	-2.4	4.2	22.8	16.1	15.0	5.1	8.4	4.0
	MSCI World Small Cap (net)	6.0	6.0	11.6	-1.0	1.8	28.7	18.1	17.5	5.0	9.7	5.7
	MSCI World ex US (net)	7.9	7.9	4.5	-5.7	-3.9	15.3	16.8	13.1	0.6	4.4	1.4
	MSCI World ex US Small Cap (net)	8.8	8.8	3.9	2.6	-4.0	19.7	18.5	12.3	2.5	6.7	3.1
Developed ex US	MSCI EAFE (net)	7.2	7.2	1.0	-0.8	-4.9	22.8	17.3	11.7	0.5	5.8	1.1
	MSCI EAFE Value (net)	6.1	6.1	5.0	-5.7	-5.4	23.0	17.7	16.0	-0.6	5.6	0.1
	MSCI EAFE Growth (net)	8.5	8.5	-3.0	4.1	-4.4	22.6	16.9	7.5	1.5	6.0	2.0
	MSCI EAFE Small Cap (net)	8.0	8.0	2.2	9.6	-5.0	29.3	20.0	11.0	3.6	9.2	3.0
Emerging Markets	MSCI Emerging Markets (net)	11.4	11.4	11.2	-14.9	-2.2	-2.6	18.2	17.2	1.2	0.8	2.7







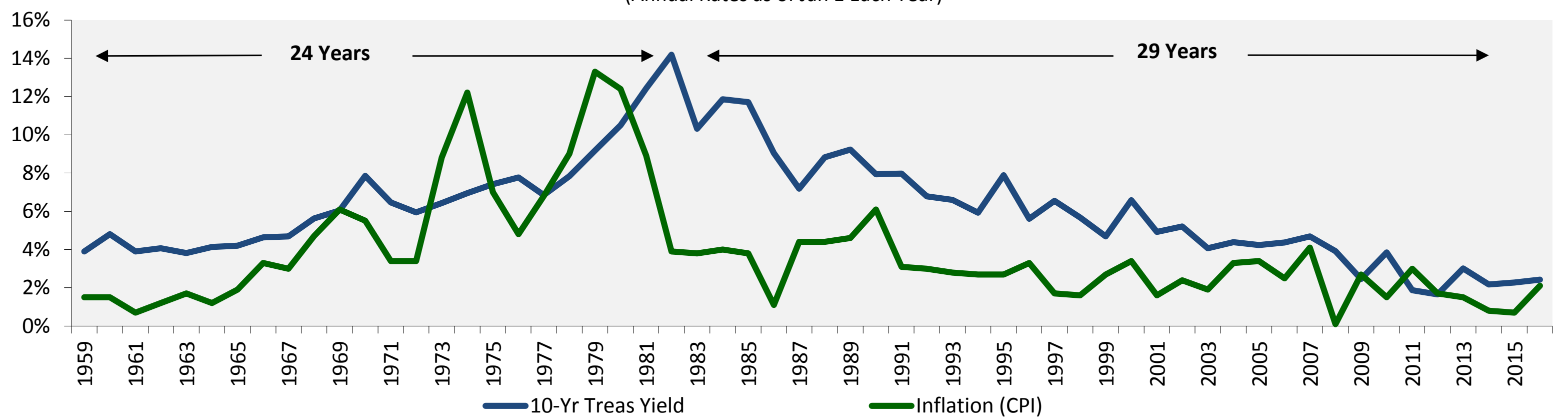
Top left chart: The major currencies index is a weighted average of the foreign exchange values of the U.S. dollar against a subset of currencies in the broad index that circulate widely outside the country of issue. The weights are derived from those in the broad index. **Top right chart:** Data as of December 31, 2016. **Bottom chart:** Annual percentages of constant price GDP are year-on-year changes; the base year is country-specific. **Source:** International Monetary Fund, World Economic Outlook Database, October 2016.

U.S. Bond Market

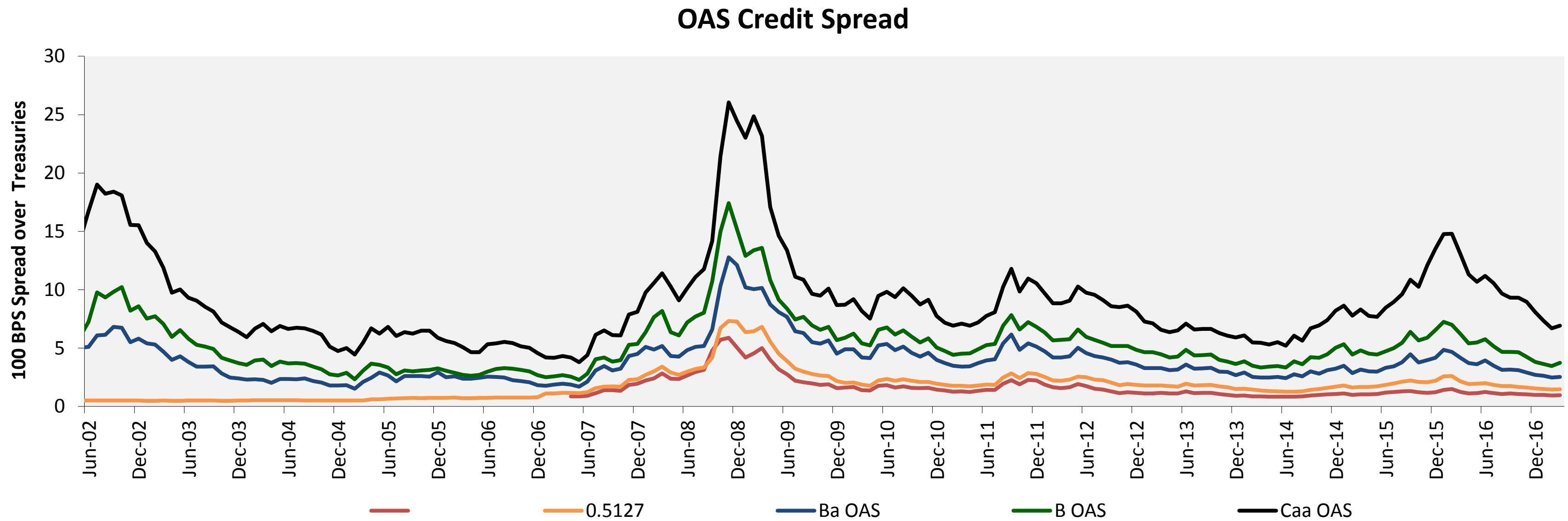
The Federal Reserve increased the Federal Funds rate by 25 basis points (0.25%) in March. While this increased almost all short-term interest rates by a similar amount, the 5-year Treasury remained unchanged at 1.93% from year-end, but longer term rates actually declined slightly. The 10-year Treasury bond ended the quarter at 2.39% vs. 2.44% at the end of 2016. Interest rate prognosticators are expecting two or three more rate hikes before the end of 2017. Many of the bond indexes had very slight losses in March, but were in positive territory for the quarter. The US Intermediate Govt/Credit Index returned 0.78% for the quarter and the Corporate High Yield Index was up 2.70%. The spread in returns between investment grade and high yield narrowed by 26 basis (0.26%) points during the quarter.

Index	Yield	Duration	1Q 17	YTD	2016	2015	2014	2013	2012	1-Year	3-Year	5-Year	10-Year
Bloomberg Barclays Aggregate	2.61	6.0	0.8	0.8	2.7	0.6	6.0	-2.0	4.2	0.4	2.7	2.3	4.3
Bloomberg Barclays Govt/Credit	2.49	6.5	1.0	1.0	3.1	0.2	6.0	-2.4	4.8	0.5	2.7	2.5	4.3
Bloomberg Barclays Int Agg	2.38	4.4	0.7	0.7	2.0	1.2	4.1	-1.0	3.6	0.4	2.3	2.0	3.9
Bloomberg Barclays Int Govt/Credit	2.10	4.1	0.8	0.8	2.1	1.1	3.1	-0.9	3.9	0.4	2.0	1.9	3.8
Bloomberg Barclays HY Ba/B 2% IC	5.10	4.2	2.3	2.3	14.1	-2.7	3.5	6.2	15.0	13.0	4.5	6.5	7.1
BofA ML HY Cash Pay BB 1-3 Yr.	3.86	1.7	1.0	1.0	8.5	1.2	1.9	5.6	10.2	7.2	3.8	4.9	6.3
Bloomberg Barclays Mortgage	2.91	5.0	0.5	0.5	1.7	1.5	6.1	-1.4	2.6	0.2	2.7	2.0	4.2
Bloomberg Barclays Treasury	1.91	6.1	0.7	0.7	1.0	0.8	5.1	-2.8	2.0	-1.4	2.1	1.6	3.9
Bloomberg Barclays US TIPS	2.27	5.7	1.3	1.3	4.7	-1.4	3.6	-8.6	7.0	1.5	2.0	1.0	4.2
BofA ML 91 day T-Bills	0.76	0.2	0.1	0.1	0.3	0.1	0.0	0.1	0.1	0.4	0.2	0.1	0.7

The Last Full Interest Rate Cycle 1958 - 2011
10-Yr Treasury Rate vs. Inflation (CPI)
(Annual Rates as of Jan 1 Each Year)



Bond Market



OAS Credit Spread
100 BPS Spread over Treasuries
30
25
20
15
10
5
0
Jun-02
Dec-02
Jun-03
Dec-03
Jun-04
Dec-04
Jun-05
Dec-05
Jun-06
Dec-06
Jun-07
Dec-07
Jun-08
Dec-08
Jun-09
Dec-09
Jun-10
Dec-10
Jun-11
Dec-11
Jun-12
Dec-12
Jun-13
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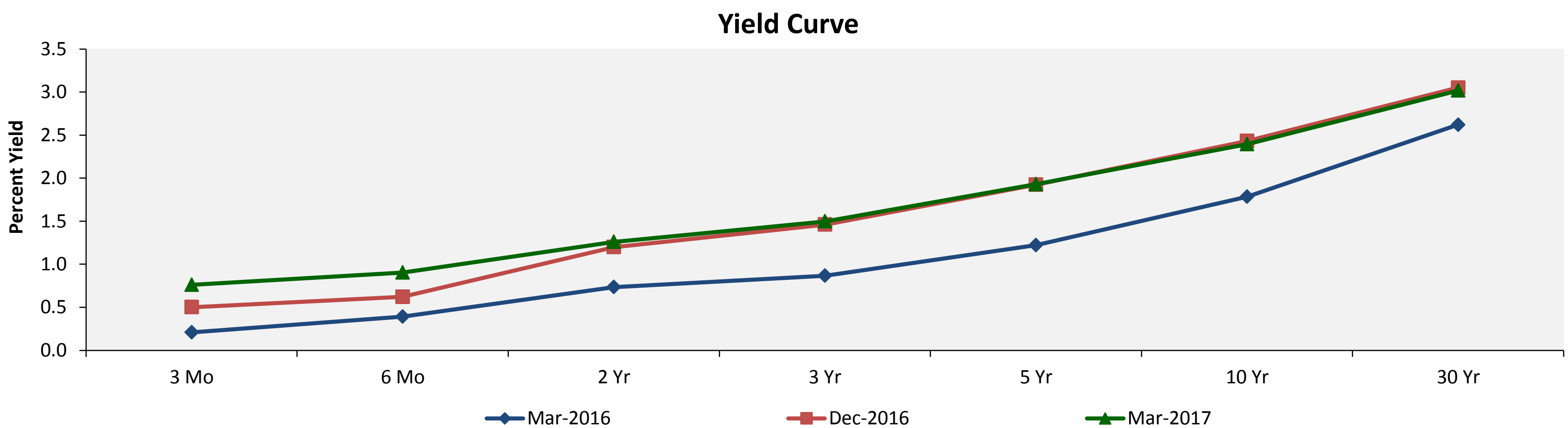
Ba OAS
B OAS
Caa OAS



Yield Curve
Percent Yield
3.5
3.0
2.5
2.0
1.5
1.0
0.5
0.0
3 Mo
6 Mo
2 Yr
3 Yr
5 Yr
10 Yr
30 Yr
Mar-2016
Dec-2016
Mar-2017

Interest Rate Sensitivity

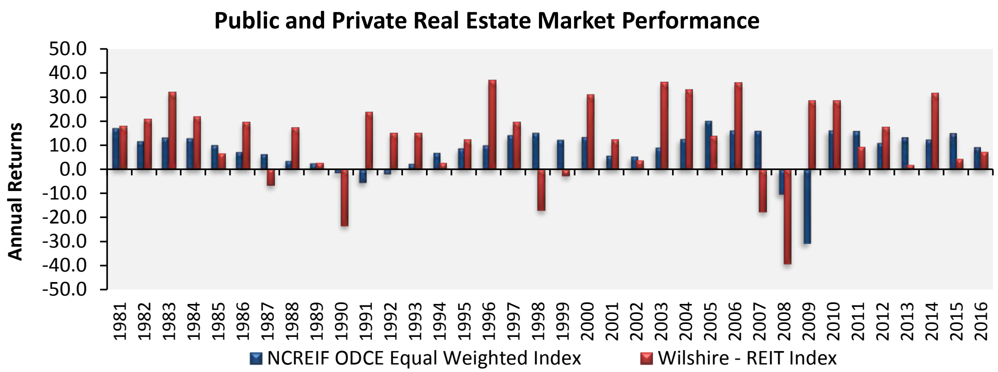
12 Month Holding Period - Annualized Returns as of 3/31/2017							
Yield Change (bps)	10 Year Treasury	Bloomberg Barclays Aggregate US Aggregate	Bloomberg Barclays Int Govt/Credit US Int Govt/Credit	ML Gov/Corp Master	ML 1-3 yr Gov/Corp	Defensive ML US HY BB/B ND	Short Duration ML US HY BB/B 1-3 yr
-150	15.55	11.81	8.19	11.97	4.35	11.12	6.35
-100	11.16	8.74	6.16	8.81	3.40	9.11	5.52
-50	6.78	5.68	4.13	5.65	2.45	7.10	4.69
-25	4.58	4.14	3.12	4.07	1.98	6.10	4.28
0	2.39	2.61	2.10	2.49	1.50	5.09	3.86
25	0.20	1.08	1.09	0.91	1.03	4.09	3.45
50	-2.00	-0.46	0.07	-0.67	0.55	3.08	3.03
100	-6.38	-3.52	-1.96	-3.83	-0.40	1.07	2.20
150	-10.77	-6.59	-3.99	-6.99	-1.35	-0.94	1.37
200	-15.15	-9.65	-6.02	-10.15	-2.30	-2.95	0.54
250	-19.54	-12.72	-8.05	-13.31	-3.25	-4.96	-0.29
300	-23.92	-15.78	-10.08	-16.47	-4.20	-6.97	-1.12
350	-28.31	-18.85	-12.11	-19.63	-5.15	-8.98	-1.95
400	-32.69	-21.91	-14.14	-22.79	-6.10	-10.99	-2.78
450	-37.08	-24.98	-16.17	-25.95	-7.05	-13.00	-3.61
500	-41.46	-28.04	-18.20	-29.11	-8.00	-15.01	-4.44
Duration	8.77	6.13	4.06	6.32	1.90	4.02	1.66

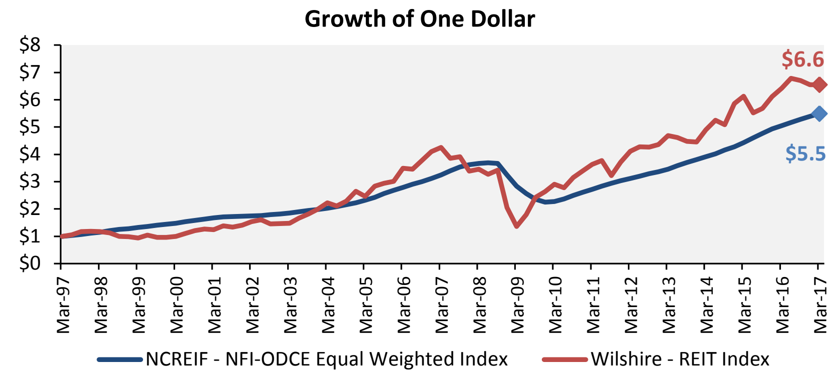
FOR ILLUSTRATIVE PURPOSES ONLY: For each index the current yield to worst as of 12/31/2016 was used as the base case annualized return. The annualized return sensitivity to a uniform increase or decrease in the yield curve was calculated by taking the index's Macaulay's (Modified) Duration to Worst as of 12/31/2016 multiplied by the percentage point change in the yield curve (basis point change divided by 100) and then appropriately adding or subtracting this implied percentage change in the value of the index (due to the shift in the yield curve) to the base case annualized return. This is a rough approximation of the annual return sensitivity to parallel shifts in the yield curve. **SOURCE:** PENN Capital Internal Research.

Real Estate Market

With the fuel of lower cap rates spent, total returns will depend upon Net Operating Income growth that is driven by the growth of rents. This will be one of the keys for the foreseeable future. Fortunately, the outlook for rent growth is positive. The hottest area is warehousing (Amazon effect), followed by office, retail and apartments. The vacancy rate for warehousing is 8.4%, the lowest since 2000 as reported by CBRE. However, apartment supply is weighing on the market and impacting rents. Over all property types, the occupancy rate is at a 15 year high. Rents in 2017-2018 will also be positively impacted by leases up for renewal with rents coming up to current rates. The environment is favorable for NOI growth. Forecasts of 5-6% are typical for 2017 and 2018 but can vary by manager.

Sector	Index	1Q 17	YTD	2016	2015	2014	2013	2012	1-Year	3-Year	5-Year	10-Year
US Private	NCREIF ODCE Equal Weighted	1.8	1.8	9.3	15.2	12.4	13.3	11.0	8.6	12.0	12.0	5.4
US Public	Wilshire REIT	0.0	0.0	7.2	4.2	31.8	1.9	17.6	2.0	10.2	9.8	4.4



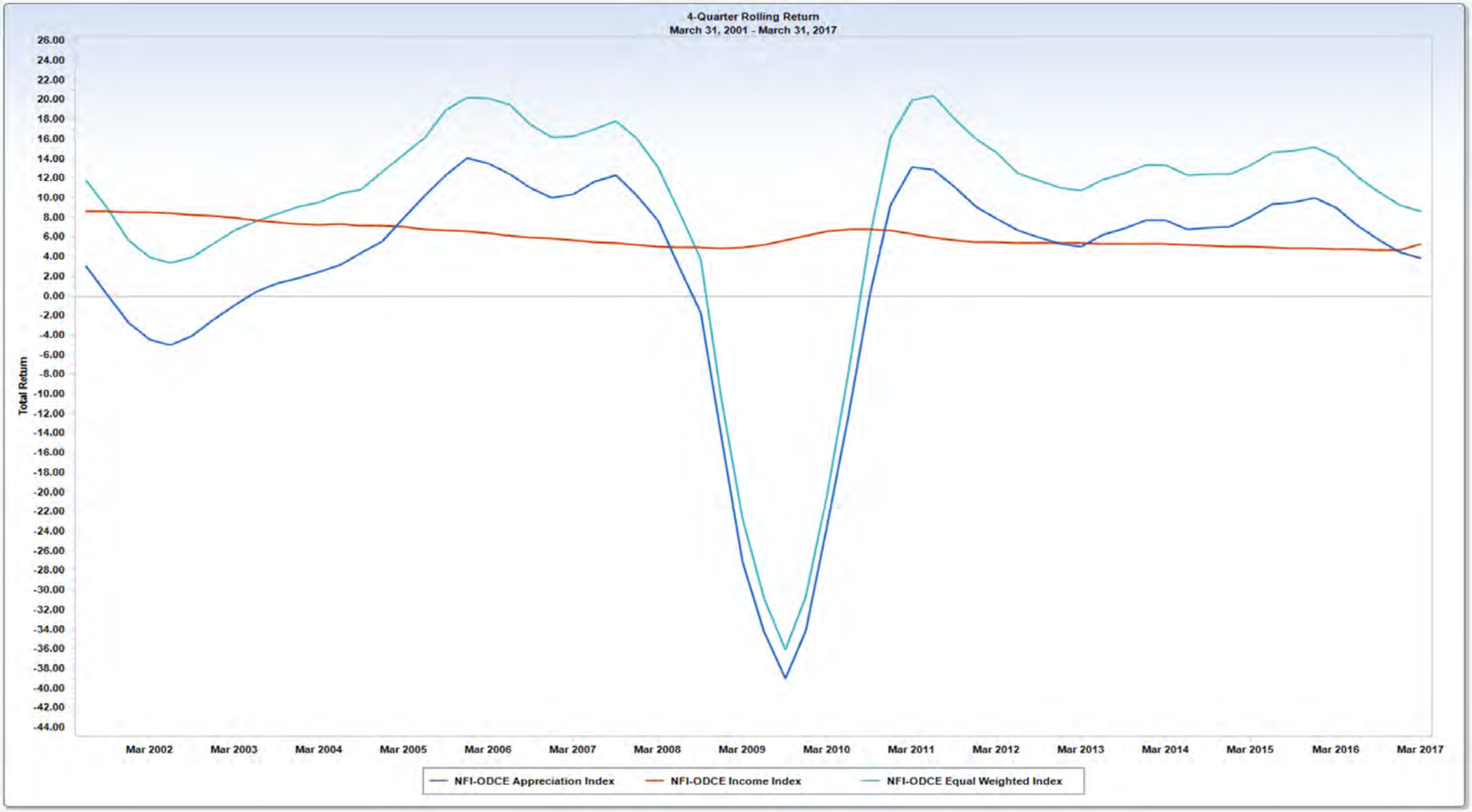


	Total return (incl. income) 2016	Total return (incl. income) 2017	Total return (incl. income) 2018	Total return (incl. income) 2016 to 2020 (per year)
National, All Property Types (NPI)	8.3	6.9	5.7	6.4
Office	7.1	6.6	5.5	5.9
Retail	9.4	7.0	5.8	6.9
Industrial	10.9	7.8	6.4	7.3
Apartment	7.6	6.7	5.6	6.1

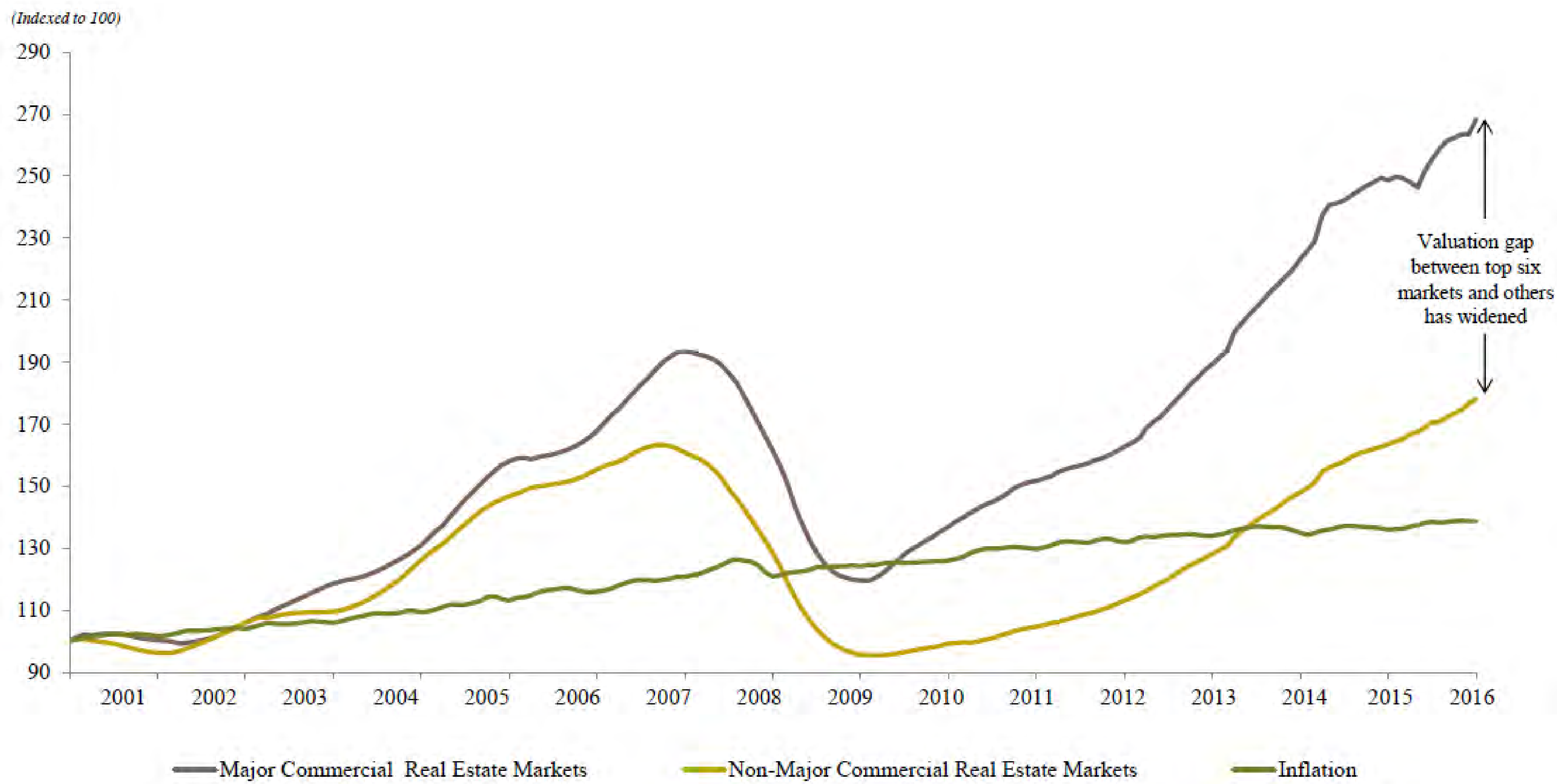
Bottom chart: Average of respondents' forecasts of the NCREIF Property Index (NPI) and sub-indices by property type. **Source:** Pension Real Estate Association Consensus Forecast Survey of the NCREIF Property Index Q4 2016.

Real Estate Market

The chart below shows the trend of recent quarters indicating the expected slowdown from the torrid pace of recent years. Most sectors of the institutional real estate market are viewed as fully priced but especially in the gateway markets of New York, San Francisco and Boston. The income stream of real estate has adjusted to the low interest rate environment although spreads against 10-Year Treasury are near historical norms. However, the income rate of return has declined from the 8% level when IPS first focused on real estate as an asset class in the late 1990's to 4½% today.



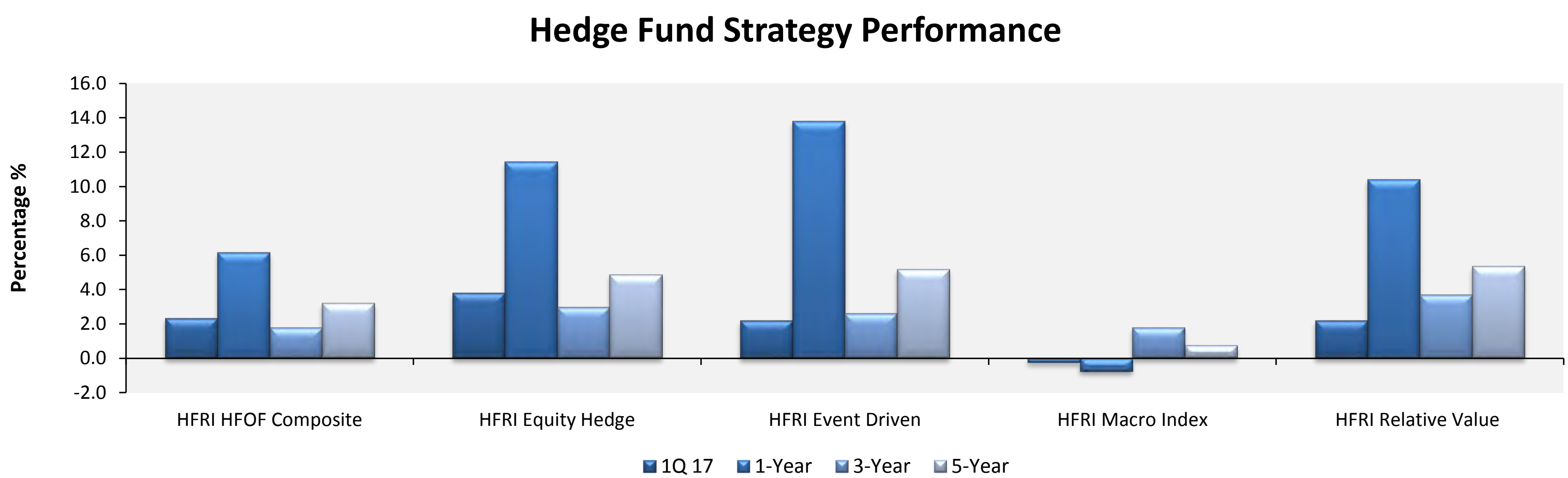
Real Estate Market



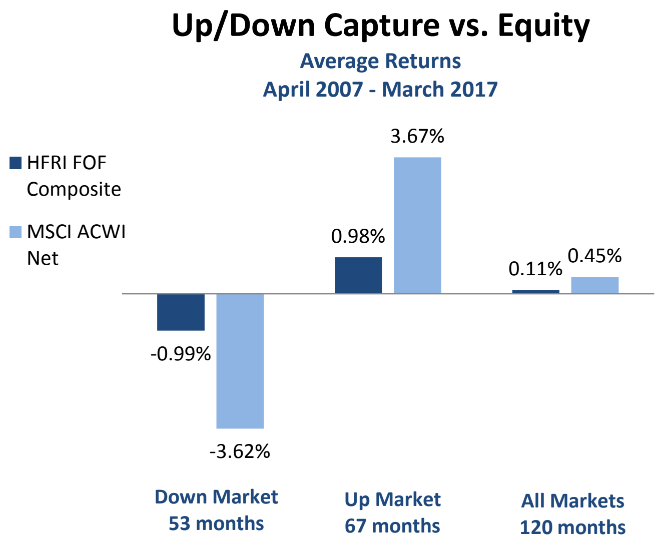
Hedge Fund of Funds Market

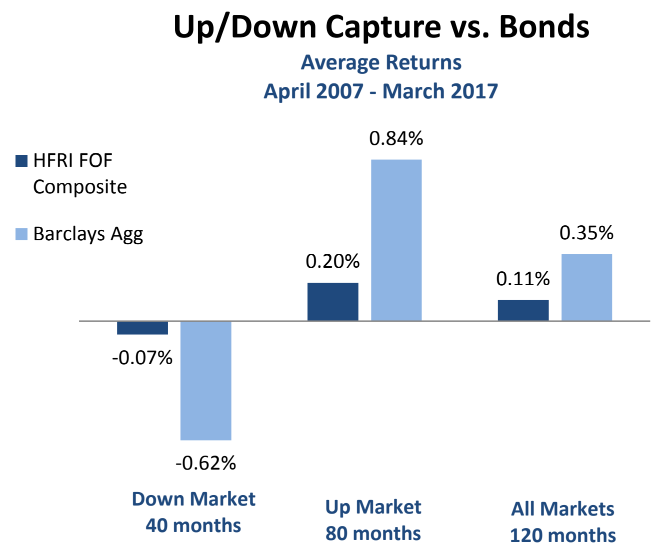
Hedge funds are off to a relatively good start in 2017. With a strong first quarter of 2017 and the relatively poor first quarter of 2016 rolling off the past 12-month period, the return of the HFRI Fund of Funds Index for the past year stands at 6.2%, a significant increase from the 0.5% return for the 12-month period ended December 2016. The solid first quarter is not enough to move the needle on longer-term results for the index, but is another step in the right direction for an asset class that has encountered a difficult environment for success in recent years. The historically negative correlation between hedge funds and investment grade bonds appears to be adding value as interest rates began to climb in the latter half of 2016. Over the past six months ended March 2017, the Bloomberg Barclays Aggregate declined by more than 2%, while the HFRI Fund of Funds Composite rose nearly 3% over the same period. Aside from global macro, most broad hedge fund strategies yielded positive returns during the first quarter of 2017. Hedged equity strategies were the strongest performer, benefiting from rising equity markets globally (particularly in international and emerging markets) and declining stock correlations. Increasing dispersion among fixed income securities has also created opportunities for relative value fixed income managers, and the HFRI Relative Value Index rose 2.2% during the quarter. In general, hedge fund managers should continue to benefit from a rising interest rate environment, modest increases in equity volatility and lower correlations / heightened levels of dispersion between securities.

Strategy	Index	1Q 17	YTD	2016	2015	2014	2013	2012	1-Year	3-Year	5-Year	10-Year
Fund of Funds	HFRI HFOF Composite	2.3	2.3	0.5	-0.3	3.4	9.0	4.8	6.2	1.8	3.2	1.2
Equity Long-Short	HFRI Equity Hedge	3.8	3.8	5.5	-1.0	1.8	14.3	7.4	11.5	3.0	4.9	3.0
Event Driven	HFRI Event Driven	2.2	2.2	10.6	-3.6	1.1	12.5	8.9	13.8	2.6	5.2	3.9
Global Macro	HFRI Macro Index	-0.2	-0.2	1.0	-1.3	5.6	-0.4	-0.1	-0.8	1.8	0.8	2.7
Relative Value	HFRI Relative Value	2.2	2.2	7.7	-0.3	4.0	7.1	10.6	10.4	3.7	5.4	5.1



Hedge Fund of Funds Market





Comparison of Long-Term vs. Post Financial Crisis Asset Class Performance

*Represents asset class performance from Jan 1991 - Dec 2015 vs. Jan 2009 - Dec 2015

Source: Corbin Capital Partners

Plumbers and Steamfitters Local 486 Pension Fund

Master Consulting Services Report

Period Ended

March 31, 2017

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Total Plan Growth of Assets

Summary of Cash Flows

	First Quarter	One Year	Three Years	Five Years	Seven Years	Ten Years	Inception 4/1/96
Beginning Market Value	$219,260,266	$205,866,139	$182,605,106	$148,167,928	$130,801,661	$142,021,849	$70,508,382
Net Cash Flow	-$37,818	-$1,655,533	$6,082,579	$3,437,029	-$1,665,997	$381,062	-$12,553,597
Net Investment Change	$8,689,645	$23,701,486	$39,224,407	$76,307,135	$98,776,428	$85,509,181	$169,957,307
Ending Market Value	$227,912,092	$227,912,092	$227,912,092	$227,912,092	$227,912,092	$227,912,092	$227,912,092

- The present assumed actuarial rate as determined by the plan actuary is 7.5%.
- The Fund's fiscal year end is 12/31.

Total Plan Performance (Gross of Fees)

	Market Value	% of Portfolio	Ending March 31, 2017 2017 Q1	1 Yr	3 Yrs	5 Yrs	7 Yrs	10 Yrs
Total Fund	**$227,912,092**	**100.0%**	**4.1%**	**12.1%**	**6.9%**	**9.1%**	**9.0%**	**5.2%**
Benchmark			*3.5%*	*12.6%*	*6.4%*	*8.8%*	*8.7%*	*5.1%*
Total Domestic Equity	**$84,601,791**	**37.1%**	**6.7%**	**19.0%**	**9.5%**	**13.2%**	**13.3%**	**7.5%**
S&P 500			*6.1%*	*17.2%*	*10.4%*	*13.3%*	*12.9%*	*7.5%*
Russell 2000			*2.5%*	*26.2%*	*7.2%*	*12.4%*	*12.3%*	*7.1%*
Total International Equity	**$12,990,692**	**5.7%**	**6.6%**	**9.6%**	**3.8%**	**4.6%**	**3.2%**	**--**
MSCI EAFE Value			*6.0%*	*16.0%*	*-0.6%*	*5.6%*	*3.9%*	*0.0%*
Total Investment Grade Fixed Income	**$14,979,138**	**6.6%**	**0.6%**	**0.2%**	**1.9%**	**1.8%**	**2.8%**	**--**
BBgBarc US Govt/Credit Int TR			*0.8%*	*0.4%*	*2.0%*	*1.9%*	*2.9%*	*3.8%*
Total Fixed High Yield	**$17,471,837**	**7.7%**	**2.3%**	**13.1%**	**3.5%**	**5.5%**	**6.8%**	**--**
Citi BB/B Ex Split B/CCC Index			*2.0%*	*12.0%*	*3.5%*	*5.7%*	*7.0%*	*5.8%*
Total Mortgages	**$2,386,630**	**1.0%**	**1.1%**	**3.5%**	**3.8%**	**3.8%**	**3.5%**	**2.6%**
BBgBarc US Aggregate TR			*0.8%*	*0.4%*	*2.7%*	*2.3%*	*3.5%*	*4.3%*
Total Real Estate	**$43,918,264**	**19.3%**	**1.9%**	**7.0%**	**11.1%**	**10.9%**	**12.1%**	**4.8%**
NCREIF ODCE Equal Weighted Index			*1.8%*	*8.6%*	*12.0%*	*12.0%*	*13.5%*	*5.4%*
Total Private Equity	**$1,076,139**	**0.5%**	**0.0%**	**--**	**--**	**--**	**--**	**--**
Total Hedge Fund of Funds-Multi-Strategy	**$10,454,801**	**4.6%**	**1.9%**	**9.6%**	**2.9%**	**6.2%**	**5.1%**	**--**
HFRI Fund of Funds Composite Index			*2.4%*	*6.2%*	*1.8%*	*3.2%*	*2.5%*	*1.2%*
Total Opportunistic Investments	**$12,720,410**	**5.6%**	**2.8%**	**17.9%**	**6.9%**	**--**	**--**	**--**
HFRX Event Driven Index			*3.0%*	*15.8%*	*-0.2%*	*3.1%*	*2.2%*	*0.9%*
Total Global Tactical Asset Allocation	**$19,057,007**	**8.4%**	**4.6%**	**10.5%**	**4.0%**	**5.8%**	**--**	**--**
65% MSCI World Index/35% CitigroupWGBI			*4.7%*	*8.1%*	*3.3%*	*5.9%*	*6.2%*	*4.1%*
Total GICs	**$2,893,633**	**1.3%**	**0.6%**	**2.6%**	**2.7%**	**3.1%**	**3.2%**	**3.4%**
Total Cash	**$3,943,737**	**1.7%**	**0.1%**	**0.2%**	**0.2%**	**0.2%**	**0.2%**	**0.5%**
Total Other	**$1,418,014**	**0.6%**						

Total Plan Performance (Gross of Fees)

	Fiscal Year Ends December 31											
	Fiscal YTD	Fiscal 2016	Fiscal 2015	Fiscal 2014	Fiscal 2013	Fiscal 2012	Fiscal 2011	Fiscal 2010	Fiscal 2009	Fiscal 2008	Fiscal 2007	Fiscal 2006
Total Fund	**4.1%**	**7.5%**	**3.8%**	**7.4%**	**20.3%**	**10.5%**	**1.8%**	**12.5%**	**8.5%**	**-23.6%**	**7.1%**	**11.5%**
Benchmark	*3.5%*	*9.7%*	*1.3%*	*6.5%*	*18.7%*	*12.3%*	*1.3%*	*12.0%*	*14.0%*	*-26.7%*	*7.3%*	*12.6%*

Allocation vs. Targets and Policy

	Current Balance	Current Allocation	Policy	Policy Range	Difference	Difference
U.S. Large Cap Equity	$59,318,438	26.0%	25.0%	20.0% - 30.0%	1.0%	$2,340,415
U.S. Small / Mid Cap Equity	$25,283,353	11.1%	10.0%	5.0% - 15.0%	1.1%	$2,492,144
International Equity	$12,990,692	5.7%	7.5%	2.5% - 12.5%	-1.8%	-$4,102,715
Investment Grade Fixed Income	$17,365,768	7.6%	10.0%	5.0% - 15.0%	-2.4%	-$5,425,441
High Yield Fixed Income	$17,471,837	7.7%	5.0%	0.0% - 10.0%	2.7%	$6,076,232
Real Estate	$43,918,264	19.3%	20.0%	15.0% - 25.0%	-0.7%	-$1,664,154
Private Equity	$1,076,139	0.5%	2.5%	0.0% - 7.5%	-2.0%	-$4,621,663
Multi-Strategy Hedge Fund of Funds	$10,454,801	4.6%	5.0%	0.0% - 10.0%	-0.4%	-$940,804
Opportunistic Investments	$12,720,410	5.6%	5.0%	0.0% - 10.0%	0.6%	$1,324,805
Global Tactical Asset Allocation	$19,057,007	8.4%	7.5%	2.5% - 12.5%	0.9%	$1,963,600
Cash Equivalents	$8,255,383	3.6%	2.5%	0.0% - 5.0%	1.1%	$2,557,581
Total	**$227,912,092**	**100.0%**	**100.0%**			

- Investment grade fixed income allocation includes Ullico J for Jobs (mortgages).
- Cash allocation includes Ullico Accumulation Account, Benefit Payment Account, SBH - Transition, Cash in Transit and Prudential.

Asset Allocation

- Asset allocation reviews were presented at the March 27, 2007, November 1, 2007, April 15, 2009, May 28, 2009, August 27, 2009, February 29, 2010, May 21, 2010, March 29, 2012, February 28, 2013, March 27, 2014, February 26, 2015, January 29, 2016 BOT meetings.
- On January 1, 2016, UA 782 Pension Fund merged into the Fund. UA 782 assets of approximately $13M were liquidated in January 2016 and will be used as a funding source for existing managers and new capital calls.
- An asset allocation review was presented at the January 29, 2016 meeting. The Trustees adopted asset allocation targets of 25% large cap equities, 10% smid cap equities, 7.5% international, 10% investment grade fixed income, 5% high yield, 20% real estate, 2.5% private equity, 5% HFoF multi-strategy, 5% HFoF opportunistic, 7.5% GTAA, and 2.5% cash. New targets were effective July 31, 2016.
- On February 7, 2017, IPS recommended $3.0M be transferred from cash to Columbia Partners (investment grade fixed income) for rebalancing. The recommendation was approved by the Fund's Investment Committee. The transfer occurred on February 9, 2017.
- On May 25, 2017, IPS recommended $3.0M be transferred from PENN Capital (high yield) to First Eagle (international equity) for rebalancing. The recommendation was approved by the Fund's Investment Committee. The transfer is in process.
- An asset allocation review will be presented at today's meeting. IPS due diligence memo on GCM Grosvenor SOP II and a value add real estate search will be presented at today's meeting.

Recommendations:

(1) Allocate a portion of the core real estate assets to value add real estate. Retain Intercontinental.

(2) Increase the target allocation to private equity from 2.5% to 5.0%. Retain GCM Grosvenor SOP II.

Account Information

Account Name	**Wedge Capital Management**
Account Structure	**Separate Account**
Investment Style	**Active**
Inception Date	**4/01/05**
Account Type	**US Stock Large Cap Value**
Benchmark	**Russell 1000 Value**
Universe	**eA US Large Cap Value Equity Gross**

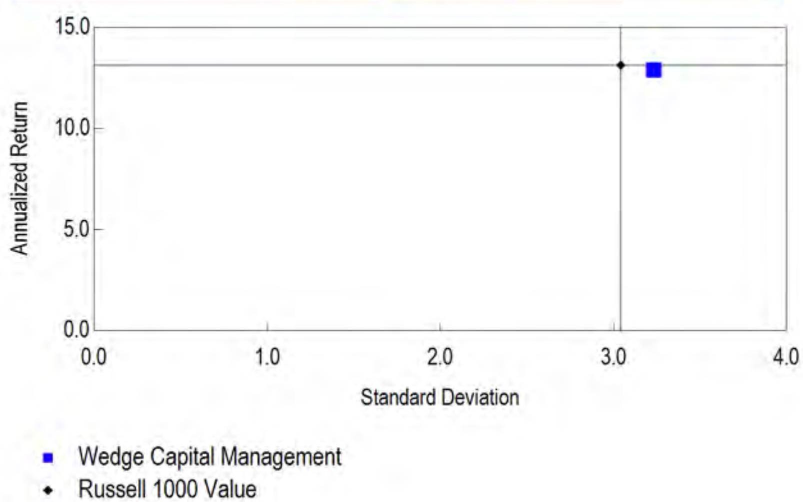
Wedge Capital Management

Ending March 31, 2017

	First Quarter	Inception 4/1/05
Beginning Market Value	$29,033,787	$8,864,036
Net Cash Flow	-$225,000	$4,239,872
Net Investment Change	$1,211,323	$16,916,202
Ending Market Value	$30,020,110	$30,020,110

Annualized Return vs. Standard Deviation

5 Years Ending March 31, 2017



3 Years Ending March 31, 2017

	Anlzd Return	Anlzd Standard Deviation	Up Mkt Capture Ratio	Down Mkt Capture Ratio
Wedge Capital Management	9.2%	11.3%	100.9%	97.0%
Russell 1000 Value	8.7%	10.6%	100.0%	100.0%

5 Years Ending March 31, 2017

	Anlzd Return	Anlzd Standard Deviation	Up Mkt Capture Ratio	Down Mkt Capture Ratio
Wedge Capital Management	12.9%	11.2%	98.3%	99.9%
Russell 1000 Value	13.1%	10.5%	100.0%	100.0%

									Ending March 31, 2017										Inception	
	2017 Q1	Rank	1 Yr	Rank	3 Yrs	Rank	5 Yrs	Rank	2016	Rank	2015	Rank	2014	Rank	2013	Rank	2012	Rank	Return	Since
Wedge Capital Management	4.2%	44	18.7%	42	9.2%	33	12.9%	48	14.2%	58	0.1%	18	12.7%	44	35.6%	36	15.2%	55	8.5%	Apr-05
Russell 1000 Value	*3.3%*	*71*	*19.2%*	*35*	*8.7%*	*45*	*13.1%*	*43*	*17.3%*	*26*	*-3.8%*	*64*	*13.5%*	*33*	*32.5%*	*60*	*17.5%*	*30*	*7.4%*	*Apr-05*

Note: Returns are gross of fees.

Plumbers and Steamfitters Local #486 Pension Fund - Wedge Capital Management

Manager Summary

- IPS conducted due diligence meetings with Wedge Capital on November 24, 2015 and October 26, 2016.

Recommendation: None.

Compliance Summary

Exceptions: None.

Action to be taken: None.

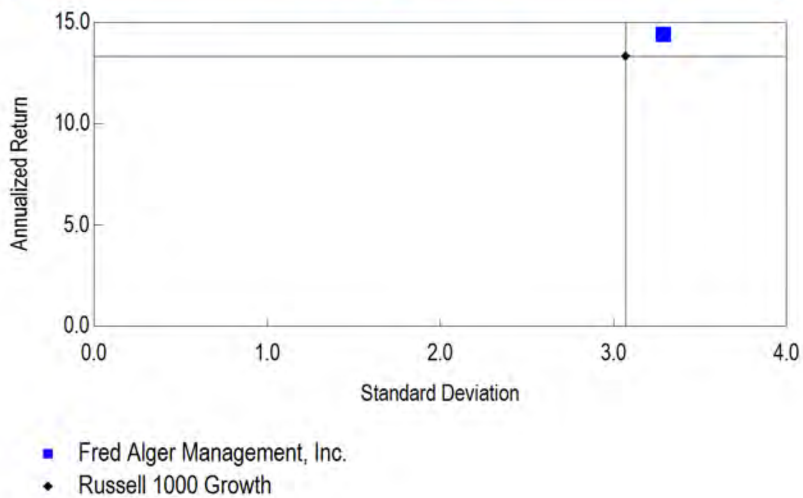
Items of Interest: Personnel Departure - Dennis Tong, mid cap equity analyst, in January 2017. **Retirement –** Michael Gardner, General Partner and Director of Research, retired from the firm effective March 31, 2017. **Ownership Change -** Donald Cleven, lead small cap analyst, was admitted to the partnership effective January 1, 2017. As mentioned, Michael Gardner, General Partner, retired effective March 31, 2017. **Form ADV -** WEDGE's annual amendment to Form ADV was filed on March 31, 2017. Revisions were considered immaterial since the last update on June 15, 2016. WEDGE amended Form ADV again on April 10, 2017 to reflect Michael Gardner's retirement. **Proxy Voting -** Manager stated Wedge does not vote the proxies for this account.

Account Information	
Account Name	**Fred Alger Management, Inc.**
Account Structure	**Separate Account**
Investment Style	**Active**
Inception Date	**6/01/10**
Account Type	**US Stock Large Cap Growth**
Benchmark	**Russell 1000 Growth**
Universe	**eA US Large Cap Growth Equity Gross**

Fred Alger Management, Inc.
Ending March 31, 2017

	First Quarter	Inception 6/1/10
Beginning Market Value	$26,556,814	$0
Net Cash Flow	-$225,000	$6,749,748
Net Investment Change	$2,966,514	$22,548,580
Ending Market Value	$29,298,328	$29,298,328

Annualized Return vs. Standard Deviation
5 Years Ending March 31, 2017



3 Years Ending March 31, 2017	Anlzd Return	Anlzd Standard Deviation	Up Mkt Capture Ratio	Down Mkt Capture Ratio
Fred Alger Management, Inc.	11.6%	11.8%	104.8%	104.1%
Russell 1000 Growth	11.3%	11.0%	100.0%	100.0%

5 Years Ending March 31, 2017	Anlzd Return	Anlzd Standard Deviation	Up Mkt Capture Ratio	Down Mkt Capture Ratio
Fred Alger Management, Inc.	14.4%	11.4%	107.9%	100.7%
Russell 1000 Growth	13.3%	10.6%	100.0%	100.0%

	2017 Q1	Rank	1 Yr	Rank	3 Yrs	Rank	5 Yrs	Rank	Calendar Years 2016	Rank	2015	Rank	2014	Rank	2013	Rank	2012	Rank	Inception Return	Since
Fred Alger Management, Inc.	11.2%	13	16.9%	34	11.6%	20	14.4%	12	2.2%	71	7.5%	27	15.0%	15	35.4%	40	19.6%	16	15.5%	Jun-10
Russell 1000 Growth	*8.9%*	*51*	*15.8%*	*48*	*11.3%*	*28*	*13.3%*	*33*	*7.1%*	*26*	*5.7%*	*42*	*13.0%*	*38*	*33.5%*	*56*	*15.3%*	*55*	*15.2%*	*Jun-10*

Note: Returns are gross of fees.

Plumbers and Steamfitters Local #486 Pension Fund - Fred Alger Management

Correspondence/Transfer Summary

- On June 1, 2010, manager was funded with $17,309,289 from termination of INTECH.

Manager Summary

- IPS conducted due diligence meetings with Fred Alger Management on May 19, 2016 and January 4, 2017.
- IPS conducted an on-site due diligence meeting with Fred Alger Management on September 21, 2016.

Recommendation: None.

Compliance Summary

Exceptions : None.

Action to be taken: None.

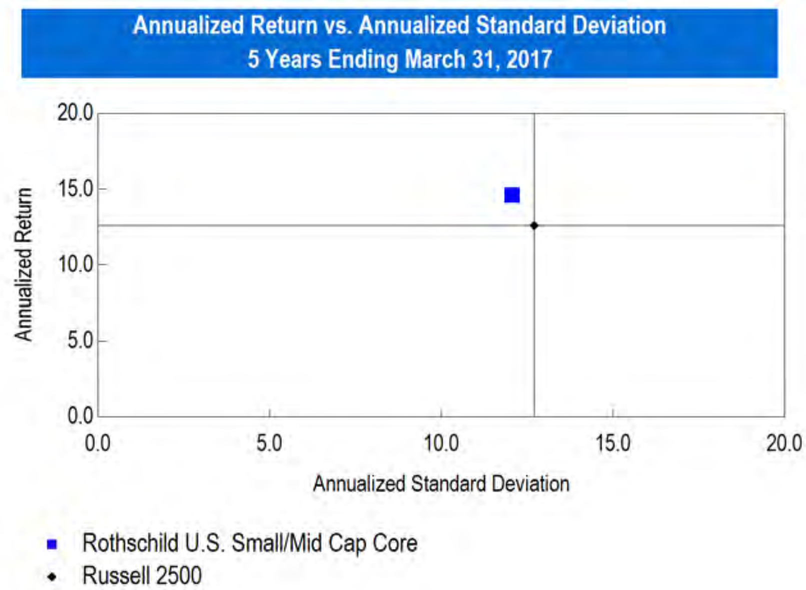
Items of Interest: Legal - Manager stated on August 31,2005, the West Virginia Securities Commissioner (the "WVSC"), in an ex parte Summary Order to Cease and Desist and Notice of Right to Hearing, concluded that the Manager and the Distributor had violated the West Virginia Uniform Securities Act (the "WVUSA"), and ordered the Manager and the Distributor to cease and desist from further violations of the WVUSA by engaging in the market-timing-related conduct described in the order. The ex parte order provided notice of their right to a hearing with respect to the violations of law asserted by the WVSC. Other firms unaffiliated with the Manager were served with similar orders. Manager stated this matter was dismissed on March 21, 2017. **Proxy Voting -** Manager stated the Fund has instructed Fred Alger Management, Inc., not to vote proxies for the account.

Account Information	
Account Name	**Rothschild U.S. Small/Mid Cap Core**
Account Structure	**Separate Account**
Investment Style	**Active**
Inception Date	**4/01/05**
Account Type	**US Stock Small/Mid**
Benchmark	**Russell 2500**
Universe	**eA US Small-Mid Cap Core Equity Gross**

Rothschild U.S. Small/Mid Cap Core

Ending March 31, 2017

	First Quarter	**Inception 4/1/05**
Beginning Market Value	$24,094,921	$0
Net Cash Flow	$0	$12,357,554
Net Investment Change	$1,183,504	$12,920,870
Ending Market Value	$25,278,424	$25,278,424



3 Years Ending March 31, 2017

	Anlzd Return	Anlzd Standard Deviation	Up Mkt Capture Ratio	Down Mkt Capture Ratio
Rothschild U.S. Small/Mid Cap Core	10.1%	12.8%	100.3%	86.5%
Russell 2500	7.4%	13.5%	100.0%	100.0%

5 Years Ending March 31, 2017

	Anlzd Return	Anlzd Standard Deviation	Up Mkt Capture Ratio	Down Mkt Capture Ratio
Rothschild U.S. Small/Mid Cap Core	14.6%	12.1%	97.5%	86.7%
Russell 2500	12.6%	12.7%	100.0%	100.0%

									Calendar Years										Inception	
	2017 Q1	Rank	1 Yr	Rank	3 Yrs	Rank	5 Yrs	Rank	2016	Rank	2015	Rank	2014	Rank	2013	Rank	2012	Rank	Return	Since
Rothschild U.S. Small/Mid Cap Core	4.9%	39	21.8%	27	10.1%	24	14.6%	23	17.1%	44	1.6%	23	10.4%	18	39.7%	40	15.0%	63	10.1%	Apr-05
Russell 2500	*3.8%*	*66*	*21.5%*	*30*	*7.4%*	*68*	*12.6%*	*68*	*17.6%*	*31*	*-2.9%*	*78*	*7.1%*	*56*	*36.8%*	*58*	*17.9%*	*44*	*9.0%*	*Apr-05*

Note: Returns are gross of fees.

Plumbers and Steamfitters Local #486 Pension Fund - Rothschild Small/Mid - Cap Fund

Correspondence/Transfer Summary

- On February 4, 2016, IPS recommended the Fund switch the investment vehicle from the commingled fund to a separate account for annual fee savings of approximately $28,000. The recommendation was approved on February 8, 2016. The Pension Fund's shares of the SMID Fund were redeemed effective July 31, 2016 with the separate account funded on August 3, 2016.
- On August 31, 2016, manager received $7.1M from the termination of Columbia Partners.

Manager Summary

- IPS conducted a due diligence meeting with Rothschild on March 31, 2015.
- IPS conducted an on-site due diligence meeting with Rothschild on May 28, 2015.
- During the first quarter of 2015, Michael Woods joined Rothschild Asset Management as Chief Executive Officer. Daniel Oshinskie will continue to oversee the firm's investment endeavors as Chief Investment Officer. Michael Tamasco, current Co-Head of the US business and Global Co-Head of Distribution has decided to leave the firm.

Recommendation: None.

Compliance Summary

The manager verified the portfolio and individual holdings are currently, and have been during the past quarter, in compliance with the firm's commingled investment vehicle guidelines and/or prospectus governing the management of the investment. With respect to the portfolio(s) under management, the manager acknowledges sole fiduciary responsibility under ERISA for adherence with the commingled investment and/or prospectus guidelines.

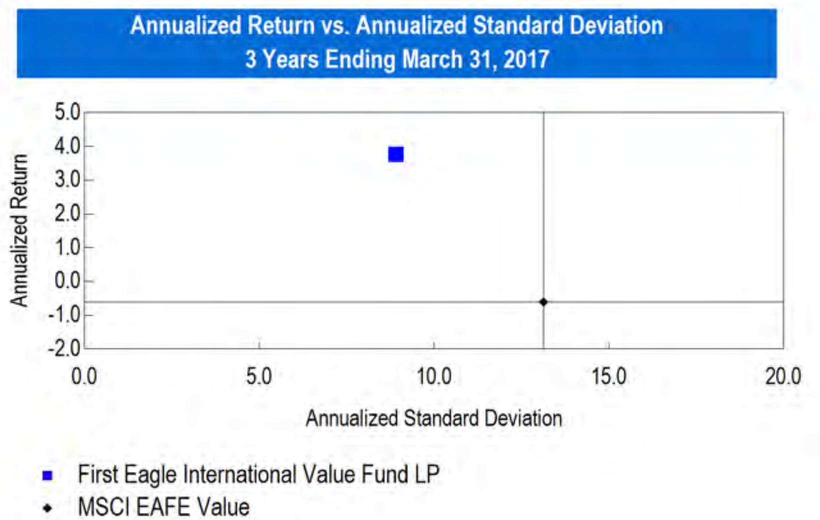
Items of Interest: None.

Account Information	
Account Name	First Eagle International Value Fund LP
Account Structure	Commingled Fund
Investment Style	Active
Inception Date	8/01/12
Account Type	International
Benchmark	MSCI EAFE Value
Universe	eA EAFE Value Equity Gross

First Eagle International Value Fund LP

Ending March 31, 2017

	First Quarter	Inception 8/1/12
Beginning Market Value	$12,207,901	$0
Net Cash Flow	$0	$9,361,533
Net Investment Change	$782,791	$3,629,159
Ending Market Value	$12,990,692	$12,990,692



3 Years Ending March 31, 2017	Anlzd Return	Anlzd Standard Deviation	Up Mkt Capture Ratio	Down Mkt Capture Ratio
First Eagle International Value Fund LP	3.8%	8.9%	58.8%	49.2%
MSCI EAFE Value	-0.6%	13.1%	100.0%	100.0%

	2017 Q1	Rank	1 Yr	Rank	3 Yrs	Rank	5 Yrs	Rank	Calendar Years 2016	Rank	2015	Rank	2014	Rank	2013	Rank	2012	Rank	Inception Return	Since
First Eagle International Value Fund LP	6.6%	74	9.6%	88	3.8%	19	--	--	5.9%	35	2.7%	34	0.3%	8	13.0%	97	--	--	8.1%	Aug-12
MSCI EAFE Value	*6.0%*	*89*	*16.0%*	*28*	*-0.6%*	*94*	*5.6%*	*84*	*5.0%*	*38*	*-5.7%*	*91*	*-5.4%*	*69*	*23.0%*	*66*	*17.7%*	*65*	*7.5%*	*Aug-12*

Note: Returns are gross of fees.

Plumbers and Steamfitters Local #486 Pension Fund - First Eagle International Value Fund

Correspondence/Transfer Summary

- Manager was funded on August 1, 2012 with $9.4 million from terminated manager, Tradewinds.

Manager Summary

- IPS conducted due diligence meetings with First Eagle on February 6, 2015 and May 11, 2017.
- On January 12, 2016, First Eagle Investment Management, LLC contacted investors regarding a subpoena from the Employee Benefits Security Administration (EBSA), U.S. Department of Labor (DOL). According to the manager, the requests in the subpoena are broad in nature and the EBSA indicated, "this inquiry should not be construed as an indication that any violations of law have occurred or as a reflection upon any person involved in the matter."
- IPS reviewed the notice and has communicated with the manager. IPS will continue to monitor the situation and receive updates from the manager.
- On March 23, 2017, manager notified IPS the EBSA has completed their inquiry of First Eagle and there is no further action.

Recommendation: None.

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Plumbers and Steamfitters Local #486 Pension Fund - First Eagle International Value Fund

Compliance Summary

Manager verified that the portfolio is currently, and has been during the past quarter, in compliance with the firm's commingled investment vehicle guidelines and/or prospectus governing the management of the investment. With respect to the portfolio(s) under management, manager acknowledges sole fiduciary responsibility under ERISA for adherence with the commingled investment vehicle and /or prospectus guidelines.

Items of Interest: Personnel Additions - Manager stated in January 2017, David P. O'Connor joined the Firm as General Counsel and Head of Legal and Compliance, Jim Barling joined the Firm as Deputy Chief Compliance Officer, and David Wang joined the Global Value team as a research analyst. **Legal -** Manager stated FEIM and its affiliates are subject to periodic examinations and investigations by various regulatory authorities. In December 2015, and subsequently in December 2016, the Employee Benefits Security Administration of the Department of Labor required FEIM to provide documents and records relating to a broad range of requests. The DOL closed their investigation in March 2017 and informed the Firm that no action will be taken. As previously noted, a shareholder suit has been filed against FEIM alleging that the investment advisory fees charged breached its fiduciary duty to the First Eagle Global Fund and the First Eagle Overseas Fund. FEIM believes the case to be absolutely without merit; that the allegations are factually incorrect; and is contesting the suit strongly. FEIM and certain private funds it managed were listed among the 32,000+ former shareholder defendants in lawsuits related to the Tribune Company's LBO in 2007, and subsequent bankruptcy. They believe virtually all persons who were shareholders of the Tribune Company in 2007 and tendered or exchanged shares of Tribune stock were initially named as defendants.

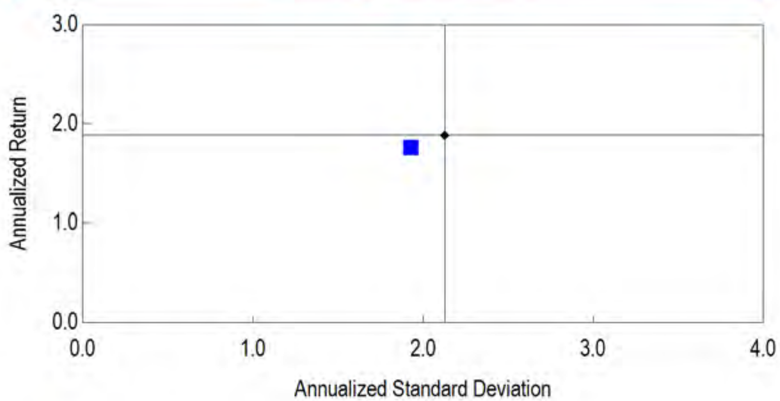
Account Information

Account Name	**Columbia Partners Investment Management**
Account Structure	**Separate Account**
Investment Style	**Active**
Inception Date	**4/01/09**
Account Type	**US Fixed Income**
Benchmark	**BBgBarc US Govt/Credit Int TR**
Universe	

Columbia Partners Investment Management
Ending March 31, 2017

	First Quarter	**Inception 4/1/09**
Beginning Market Value	$12,122,123	$9,841,276
Net Cash Flow	$2,775,000	$1,853,068
Net Investment Change	$82,016	$3,284,794
Ending Market Value	$14,979,138	$14,979,138

Annualized Return vs. Annualized Standard Deviation
5 Years Ending March 31, 2017



- ■ Columbia Partners Investment Management
- ◆ BBgBarc US Govt/Credit Int TR

3 Years Ending March 31, 2017

	Anlzd Return	Anlzd Standard Deviation	Up Mkt Capture Ratio	Down Mkt Capture Ratio
Columbia Partners Investment Management	1.9%	1.9%	87.9%	80.9%
BBgBarc US Govt/Credit Int TR	2.0%	2.2%	100.0%	100.0%

5 Years Ending March 31, 2017

	Anlzd Return	Anlzd Standard Deviation	Up Mkt Capture Ratio	Down Mkt Capture Ratio
Columbia Partners Investment Management	1.8%	1.9%	90.0%	89.0%
BBgBarc US Govt/Credit Int TR	1.9%	2.1%	100.0%	100.0%

					Calendar Years					Inception	
	2017 Q1	1 Yr	3 Yrs	5 Yrs	2016	2015	2014	2013	2012	Return	Since
Columbia Partners Investment Management	0.6%	0.2%	1.9%	1.8%	2.1%	1.2%	3.0%	-0.9%	3.6%	3.1%	Apr-09
BBgBarc US Govt/Credit Int TR	*0.8%*	*0.4%*	*2.0%*	*1.9%*	*2.1%*	*1.1%*	*3.1%*	*-0.9%*	*3.9%*	*3.4%*	*Apr-09*

Note: Returns are gross of fees.

Plumbers and Steamfitters Local #486 Pension Fund - Columbia Partners Investment Management

Correspondence/Transfer Summary

- On July 1, 2014, manager was funding source for an American Realty Advisors capital call for $1,875,000.
- On February 9, 2017, $3.0M was received from the cash account for rebalancing.

Manager Summary

- IPS conducted due diligence meetings with Columbia Partners on February 4, 2016 and June 7, 2017.
- IPS conducted an on-site due diligence meeting with Columbia Partners on August 25, 2016.

Recommendation: None.

Compliance Summary

Exceptions: None.

Action to be taken: None.

Items of Interest: Personnel Departure - Bob Lord (Director of Operations) left in March 2017 to pursue other interests. **Form ADV Changes -** The following material changes were noted: Columbia Partners, L.L.C. Investment Management ("Columbia Partners," the "Firm", "us", "we" or "our") has revised the manner in which it reviews and monitors that its proxy voting service provider can make voting recommendations in an impartial manner and in the best interest of clients.

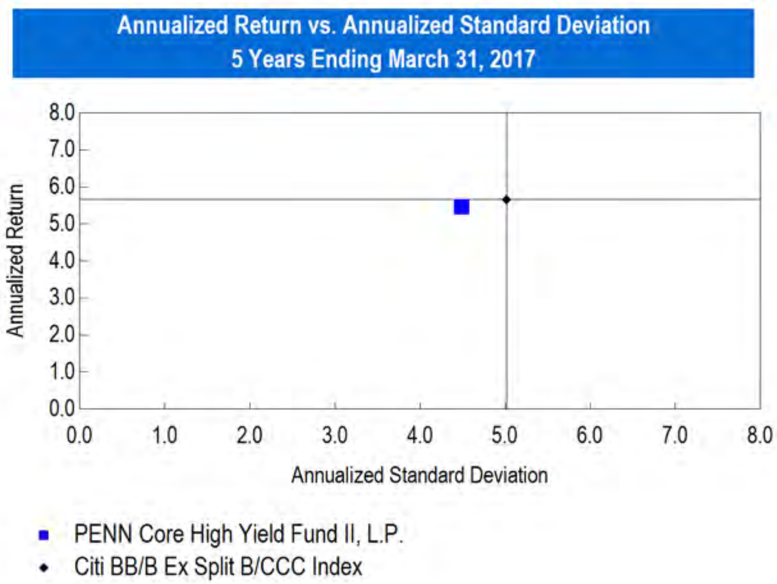
Account Information

Account Name	**PENN Core High Yield Fund II, L.P.**
Account Structure	**Commingled Fund**
Investment Style	**Active**
Inception Date	**7/01/08**
Account Type	**US Fixed Income High Yield**
Benchmark	**Citi BB/B Ex Split B/CCC Index**
Universe	

PENN Core High Yield Fund II, L.P.

Ending March 31, 2017

	First Quarter	Inception 7/1/08
Beginning Market Value	$17,085,797	$5,931,039
Net Cash Flow	$0	$3,463,685
Net Investment Change	$386,040	$8,077,112
Ending Market Value	$17,471,837	$17,471,837



3 Years Ending March 31, 2017

	Anlzd Return	Anlzd Standard Deviation	Up Mkt Capture Ratio	Down Mkt Capture Ratio
PENN Core High Yield Fund II, L.P.	3.5%	4.8%	88.3%	85.6%
Citi BB/B Ex Split B/CCC Index	3.5%	5.6%	100.0%	100.0%

5 Years Ending March 31, 2017

	Anlzd Return	Anlzd Standard Deviation	Up Mkt Capture Ratio	Down Mkt Capture Ratio
PENN Core High Yield Fund II, L.P.	5.5%	4.5%	91.2%	90.2%
Citi BB/B Ex Split B/CCC Index	5.7%	5.0%	100.0%	100.0%

					Calendar Years					Inception	
	2017 Q1	1 Yr	3 Yrs	5 Yrs	2016	2015	2014	2013	2012	Return	Since
PENN Core High Yield Fund II, L.P.	2.3%	13.1%	3.5%	5.5%	11.7%	-1.5%	0.9%	6.1%	12.9%	7.5%	Jul-08
Citi BB/B Ex Split B/CCC Index	*2.0%*	*12.0%*	*3.5%*	*5.7%*	*13.1%*	*-3.8%*	*2.8%*	*5.5%*	*14.0%*	*6.7%*	*Jul-08*

Note: Returns are gross of fees.

Plumbers and Steamfitters Local #486 Pension Fund - PENN Core High Yield Fund, L.P.

Correspondence/Transfer Summary

- PENN Capital was funded on June 27, 2008 with $5.9 million from termination of Seix Advisors.
- On July 25, 2016, the manager recommended the investment be switched from their High Yield Core LP to High Yield Core II LP to maintain exposure to 144a securities and bank loans. Due to large withdrawals from two clients, the High Yield Core LP became a Non-QIB. PENN will transfer assets in-kind. There will be a fee savings of approximately 3 – 4 bps. A new subscription agreement will be required. IPS agrees with the manager's recommendation. On September 1, 2016, investment transitioned to PENN Core High Yield Fund II. On October 1, 2016, true up transfer of $1,938,364 was received.

Manager Summary

- IPS conducted an on-site due diligence meeting with PENN Capital on March 23, 2017.
- IPS conducted due diligence meetings with PENN Capital on March 10, 2016, May 23, 2016, and December 5, 2016.

Recommendation: None.

Compliance Summary

Manager verified the portfolio and individual holdings are currently, and have been during the past quarter, in compliance with the firm's commingled investment vehicle guidelines and/or prospectus governing the management of the investment. With respect to the portfolio(s) under management, manager acknowledges sole fiduciary responsibility under ERISA for adherence with the commingled investment vehicle guidelines and/or prospectus.

Items of Interest: Personnel Addition – Stacey Kerelska, Research Analyst, joined Penn Capital in March 2017. **Form ADV –** Manager noted there were no material changes since the last updated document.

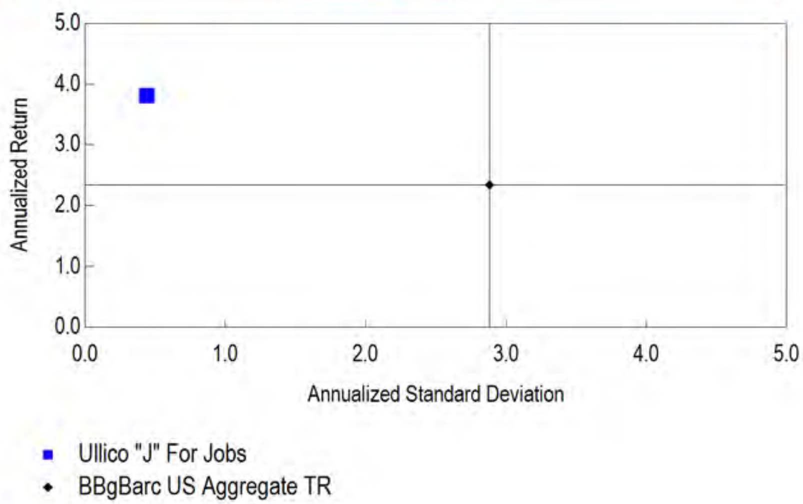
Account Information	
Account Name	**Ullico "J" For Jobs**
Account Structure	**Commingled Fund**
Investment Style	**Active**
Inception Date	**4/01/96**
Account Type	**US Fixed Income**
Benchmark	**BBgBarc US Aggregate TR**
Universe	

Ullico "J" For Jobs

Ending March 31, 2017

	First Quarter	Inception 4/1/96
Beginning Market Value	$2,364,208	$422,394
Net Cash Flow	$0	$819,649
Net Investment Change	$22,422	$1,144,587
Ending Market Value	$2,386,630	$2,386,630

Annualized Return vs. Annualized Standard Deviation
5 Years Ending March 31, 2017



3 Years Ending March 31, 2017

	Anlzd Return	Anlzd Standard Deviation	Up Mkt Capture Ratio	Down Mkt Capture Ratio
Ullico "J" For Jobs	3.8%	0.5%	52.3%	-37.2%
BBgBarc US Aggregate TR	2.7%	2.9%	100.0%	100.0%

5 Years Ending March 31, 2017

	Anlzd Return	Anlzd Standard Deviation	Up Mkt Capture Ratio	Down Mkt Capture Ratio
Ullico "J" For Jobs	3.8%	0.4%	52.9%	-37.7%
BBgBarc US Aggregate TR	2.3%	2.9%	100.0%	100.0%

					Calendar Years					Inception	
	2017 Q1	1 Yr	3 Yrs	5 Yrs	2016	2015	2014	2013	2012	Return	Since
Ullico "J" For Jobs	1.1%	3.5%	3.8%	3.8%	3.6%	3.5%	4.4%	3.5%	4.5%	5.0%	Apr-96
BBgBarc US Aggregate TR	*0.8%*	*0.4%*	*2.7%*	*2.3%*	*2.6%*	*0.5%*	*6.0%*	*-2.0%*	*4.2%*	*5.3%*	*Apr-96*

Note: Returns are gross of fees.

Plumbers and Steamfitters Local #486 Pension Fund - Ullico - J for Jobs

Manager Summary

- IPS conducted a due diligence meeting with ULLICO J for Jobs on September 23, 2015.

Recommendation: None.

Compliance Summary

Separate Account J was not in compliance with all of the Account's investment guidelines during the 1st quarter of 2017. See manager's Investment guideline update in the compliance report. With respect to the portfolio(s) under management, manager acknowledges sole fiduciary responsibility under ERISA for adherence with the commingled investment vehicle and /or offering document guidelines.

Items of Interest: Form ADV - Manager stated The Union Labor Life Insurance Company is not registered as an investment adviser under the Investment Advisers Act of 1940.

Plumbers and Steamfitters Local #486 Pension Fund - Ullico - J for Jobs con't

Items of Interest: Legal - ***Presidential Club, LLLP, Borrower -*** In 2005, Union Labor Life, on behalf of Separate Account J, provided a loan in the amount of $17.2 million to Presidential Club, LLLP (the "borrower"), to purchase certain real estate in Miami-Dade County, Florida for the purpose of developing a portion of the property. The loan was secured by a first mortgage on the property. After approval by County zoning officials of certain development plans, the homeowners association for nearby homeowners (the" Association") appealed the approval. The borrower filed suit in state court to obtain declaratory relief relating to its development rights, to contest the authority of the Association to pursue the zoning appeal, and to assert related claims, including claims for damages. The Association filed a counterclaim that, among other things, contested the borrower's development rights under certain covenants and other documents related to the property. In May 2009, County zoning officials determined that zoning approval of the borrower's development plans should not have been granted; the borrower filed a petition seeking judicial review of that decision and that proceeding has not concluded. Later in 2009, the borrower defaulted on the loan. In October 2009, Union Labor Life assigned the loan, the mortgage interest and related rights to 19650 NE 18th Ave. LLC, a single purpose entity formed by Union Labor Life. 19650 NE 18th Ave. LLC commenced foreclosure proceedings and in August 2011, 19650 NE 18th Ave. LLC obtained title to the property through foreclosure. The Association amended its counterclaims in the development rights lawsuit with the borrower to add Union Labor Life and 19650 NE 18th Ave. LLC as parties to the litigation. The Association sought an injunction precluding development on the property, a declaration of the development rights relating to the property, recovery of its attorney's fees, and other relief. In May 2010, the borrower dismissed its claims for relief, but the Association's counterclaim against the borrower, Union Labor Life and 19650 NE 18th Ave. LLC remained pending. In September 2011, the court entered summary judgment for the Association on its contention that there are no development rights associated with the property. Union Labor Life and 19650 NE 18th Ave. LLC filed an appeal of that judgment. In September 2012, the appellate court reversed the trial judge's ruling and remanded the case to the trial court, which has entered judgment in favor of 19650 NE 18th Ave, LLC on that claim. There remains pending in the trial court the Association's motion asking the trial court to require Union Labor Life to reimburse the Association for certain attorney's fees, and the Association's second amended complaint, which alleges other challenges to development rights. Union Labor Life and 19650 NE 18th Ave LLC have entered into a contract to sell the property and the purchaser has been negotiating with the Association over a mutually acceptable development plan. Pending the outcome of the purchaser's development efforts, the parties to the above-described litigation have been amenable to continued stays in the cases as necessary. ***Kleman Plaza LLLP, Borrower -*** In 2006, Union Labor Life, on behalf of Separate Account J, provided a loan in the amount of $39.8 million to Kleman Plaza, LLLP (the "borrower"), for the purpose of constructing a residential condominium building in Tallahassee, Florida. The loan was secured by a first mortgage on the property. In 2009, the borrower defaulted on the loan. In November 2009, Union Labor Life assigned the loan, the mortgage interest and related rights to 300 South Duval Associates, LLC, a single purpose entity formed by Union Labor Life. 300 South Duval Associates, LLC, commenced foreclosure proceedings. The loan default and filing of foreclosure proceedings generated other litigation, most of which was consolidated before the foreclosure court, and ultimately involved mechanic's lienors, former unit purchasers, the escrow agent for closings, the borrower, 300 South Duval Associates, LLC, and Union Labor Life. Union Labor Life and 300 South Duval Associates, LLC, reached settlements with almost all of the parties in the cases and the court entered a foreclosure judgment in favor of 300 South Duval Associates, LLC, in December 2012. At a sheriff's sale in February 2013, 300 South Duval Associates, LLC, acquired the property. The few remaining suits that existed against Union Labor Life and 300 South Duval Associates, LLC have all been settled and various transactions called for by the settlements have been consummated. In April 2014, a real estate brokerage firm, which had previously sued the borrower for alleged commissions due on sale contracts for units in the condominium building, amended its complaint to assert claims against Union Labor Life and 300 South Duval Associates, LLC, for such commissions. Union Labor Life and 300 South Duval Associates, LLC, filed a motion to dismiss the claims. In September 2014, the court dismissed all but one count against Union Labor Life and 300 South Duval Associates, LLC, and transferred the case to Miami-Dade County. In Miami-Dade County, the broker filed an amended complaint to state certain new claims, and Union labor life and 300 South Duval Associates, LLC filed a motion to dismiss the new claims, which was denied. On April 8, 2016, the Court granted Union Labor Life's Motion for summary judgment and denied the broker's competing motion for summary judgment. The broker has appealed the trial court's judgment and the appeal is pending.

Compliance Summary (cont.)

Items of Interest: ***Gior G.P., Inc., et al. v. Piers 36-39 North Management Reet Inc., et al. -*** Union Labor Life on behalf of Separate Account J funded the construction of the Waterfront Square condominium development in Philadelphia, PA. The borrower defaulted on the loan and Union Labor Life foreclosed on the project. In a complaint filed in October 2013, Gior, G.P., Inc., alleged that it is the owner of 179 parking leases in the condominium development, and further claimed that the parking leases were not subject to the foreclosure orders obtained by Union Labor life after the borrower's default on the pertinent mortgage loan, and therefore may not be conveyed by the receiver for the development. The complaint sought declaratory and monetary relief. As a result of a summary judgment order entered in 2015 and an April 2016 order voiding certain attempted transfers by the borrower of parking leases, Union Labor life has prevailed on its arguments that the borrower has no ownership claim to any of the leases. Plaintiffs have filed an appeal, which remains pending. ***The Union Labor Life Insurance Company v. J. Brian O'Neil -*** Union Labor life has filed a lawsuit against J. Brian O'Neil, a guarantor on a March 20, 2012 amended and restated loan agreement between Union Labor Life and Carnegie Tower Development Company, Inc. and Carnegie Holdings, LlC, in connection with the development of a property in Portsmouth, Rhode Island. The borrowers defaulted on the loan agreement in October 2013 and on January 7, 2014 Union Labor issued a demand letter to the borrowers for the full payment of the loan. Union Labor Life entered into a forbearance agreement with O'Neil in April 2014. In January 2015, Union Labor Life exercised its rights to take title to the property after O'Neil defaulted on the terms of the forbearance agreement. Union Labor Life is suing O'Neil to enforce the guaranty and for breach of the forbearance agreement. Union Labor Life is seeking a judgment in the form of compensatory damages, as well as attorney's fees and costs. On May 31, 2016, Union Labor Life filed a motion for partial summary judgment on liability. On January 3, 2017, the granted Union Labor Life's motion for partial summary judgment on liability. Proceedings relating to Union Labor Life's damages cla im remain pending. Discovery is underway. ***The Union Labor Life Insurance Company v. Carnegie Heights Condominium Association, et al. -*** Union Labor Life, on behalf of Separate Account J, funded the construction of the Carnegie Tower At Carnegie Abbey in Portsmouth, Rhode Island. The borrower defaulted on the loan and Union Labor Life foreclosed on the Carnegie Tower At Carnegie Abbey. Union Labor Life assigned the loan, the mortgage interest and related rights to Carnegie at One Tower Drive, LLC ("Carnegie Tower"). Carnegie Tower and Carnegie Abbey Club ("Carnegie Abbey"), a golf club, are units of the master condominium. Carnegie Tower received 43 prepaid golf memberships to the Carnegie Abbey Club once it took title to the property. The golf memberships were subject to an October 9, 2009 agreement ("2009 Agreement") between the owner of the golf club, the condominium associations at the development and several developers. The 2009 Agreement required certain initial owners and subsequent owners of the townhouses near the master condominium to be members of the golf club. On January 20, 2015, two of the condominium associations at the development sent a letter to Carnegie Tower requesting its compliance with the 2009 Agreement. The condominium associations allege that Carnegie Tower is contractually obligated to "require new buyers of any Tower unit" to purchase a membership in the Carnegie Abbey Club. Carnegie Tower asserts that it is not a party to 2009 Agreement and does not have any obligations under the 2009 Agreement. On June 17, 2016, Carnegie Tower served a Complaint for Declaratory Judgment on the condominium associations and the golf club owner requesting an order from the court declaring that as a non-party to the 2009 Agreement, it is not required to ensure that a purchaser of a unit at the Tower purchases a membership in the Carnegie Abbey Club as a condition of purchasing the unit. No trial date has been set. Defendants Carnegie Heights Condominium Association, Carnegie Harbor Residence Condominium Association, and The Cottages at Carnegie Abbey Condominium Association have filed counterclaims in response to Carnegie Tower's complaint. Carnegie Tower has filed an answer to Defendants' counterclaims. Discovery is underway.

Account Information

Account Name	**Multi-Employer Property Trust**
Account Structure	**Commingled Fund**
Investment Style	**Active**
Inception Date	**1/01/96**
Account Type	**Real Estate**
Benchmark	**NCREIF ODCE Equal Weighted Index**
Universe	

Multi-Employer Property Trust

Ending March 31, 2017

	First Quarter	Since 4/1/96
Beginning Market Value	$20,238,124	$1,752,476
Net Cash Flow	-$145,291	$8,683,796
Net Investment Change	$258,206	$9,914,767
Ending Market Value	$20,351,040	$20,351,040

Annualized Return vs. Annualized Standard Deviation
5 Years Ending March 31, 2017

3 Years Ending March 31, 2017

	Anlzd Return	Anlzd Standard Deviation	Up Mkt Capture Ratio	Down Mkt Capture Ratio
Multi-Employer Property Trust	11.1%	1.4%	91.9%	--
NCREIF ODCE Equal Weighted Index	12.0%	1.4%	100.0%	--

5 Years Ending March 31, 2017

	Anlzd Return	Anlzd Standard Deviation	Up Mkt Capture Ratio	Down Mkt Capture Ratio
Multi-Employer Property Trust	10.6%	1.8%	86.0%	--
NCREIF ODCE Equal Weighted Index	12.0%	1.2%	100.0%	--

					Calendar Years					Inception	
	2017 Q1	1 Yr	3 Yrs	5 Yrs	2016	2015	2014	2013	2012	Return	Since
Multi-Employer Property Trust	1.5%	7.4%	11.1%	10.6%	9.0%	13.0%	13.2%	12.8%	5.6%	8.4%	Jan-96
NCREIF ODCE Equal Weighted Index	*1.8%*	*8.6%*	*12.0%*	*12.0%*	*9.3%*	*15.2%*	*12.4%*	*13.3%*	*11.0%*	*9.0%*	*Jan-96*

Note: Returns are gross of fees.

Plumbers and Steamfitters Local #486 Pension Fund - Multi-Employer Property Trust

Correspondence/Transfer Summary

- A partial redemption for $1.5 million was submitted on February 5, 2013. Proceeds from MEPT were received on April 15, 2013 and were used to fund ARA capital calls.
- Effective December 31, 2013, quarterly income is being distributed.
- At the January 29, 2016 meeting, the Trustees elected to allocate an additional $5M to MEPT (real estate) to rebalance closer to targets. Funding source will be UA 782 cash. The additional $5M was funded on March 31, 2016 from UA 782 cash.

Manager Summary

- On April 28, 2015, Bentall Kennedy announced they will acquire Landon Butler & Company, LP and NewTower, subject to regulatory approval. The transaction closed during the second quarter of 2015. The three firms consolidated under the Bentall Kennedy platform. NewTower remained Trustee of MEPT and continued to provide governance and fiduciary services including fund administration, valuation, compliance, trust custody, financial reporting, and risk management. NewTower retained a dedicated and majority-independent Board of Directors responsible for providing governance and fiduciary oversight. Landon Butler & Company's senior team and staff continues to provide client service to MEPT as members of Bentall Kennedy's expanded client service team. Bentall Kennedy's real estate investment team will not change.
- On June 15, 2015, Sun Life Financial and Bentall Kennedy Group announced an agreement whereby Sun Life will acquire Bentall Kennedy. The transaction closed on September 1, 2015. The two firms combined their real estate teams and Bentall Kennedy is a unit of Sun Life Investment Management. Bentall Kennedy retained its brand name and is Sun Life's exclusive real estate investment management platform. Following the completion of the transaction, Bentall Kennedy continues to be managed by its current team, led by Group Chief Executive Officer, Gary Whitelaw, who reports to Steve Peacher, President, Sun Life Investment Management. IPS conducted a due diligence meeting with MEPT on August 5, 2015 to discuss these changes.
- IPS conducted due diligence meetings with MEPT on March 18, 2016 and October 18, 2016.

Recommendation: None.

Compliance Summary

The manager verified the portfolio is currently, and has been during the past quarter, in compliance with the commingled investment vehicle guidelines and/or offering document governing the management of the investment. With respect to the portfolio(s) under management, manager acknowledges sole fiduciary responsibility under ERISA for adherence with the commingled investment vehicle and /or offering document guidelines.

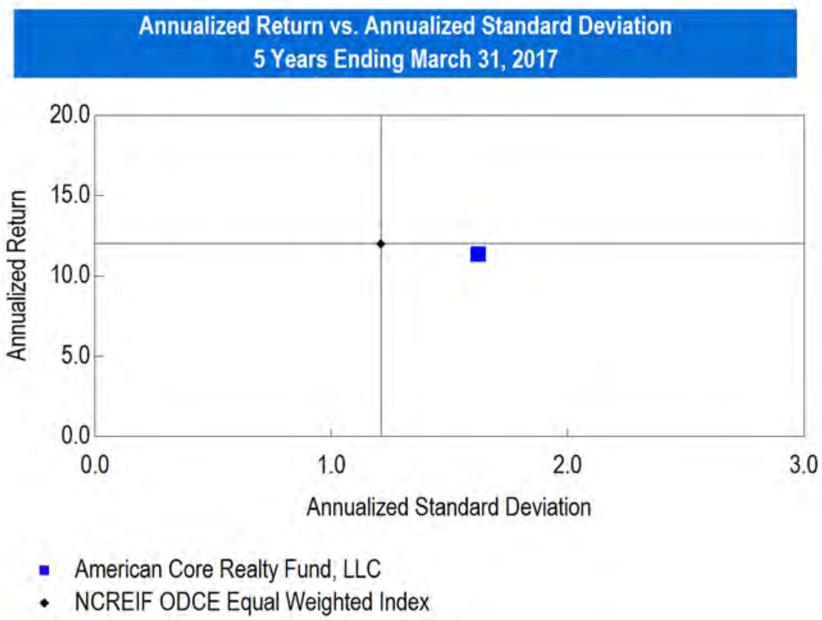
Items of Interest: Form ADV - Manager noted that as a bank, NewTower does not file a Form ADV.

Account Information

Account Name	American Core Realty Fund, LLC
Account Structure	Commingled Fund
Investment Style	Active
Inception Date	7/01/04
Account Type	Real Estate
Benchmark	NCREIF ODCE Equal Weighted Index
Universe	

American Core Realty Fund, LLC
Ending March 31, 2017

	First Quarter	Inception 7/1/04
Beginning Market Value	$23,108,194	$0
Net Cash Flow	$0	$14,962,472
Net Investment Change	$459,031	$8,604,752
Ending Market Value	$23,567,225	$23,567,225



3 Years Ending March 31, 2017

	Anlzd Return	Anlzd Standard Deviation	Up Mkt Capture Ratio	Down Mkt Capture Ratio
American Core Realty Fund, LLC	11.0%	2.0%	90.5%	--
NCREIF ODCE Equal Weighted Index	12.0%	1.4%	100.0%	--

5 Years Ending March 31, 2017

	Anlzd Return	Anlzd Standard Deviation	Up Mkt Capture Ratio	Down Mkt Capture Ratio
American Core Realty Fund, LLC	11.3%	1.6%	93.3%	--
NCREIF ODCE Equal Weighted Index	12.0%	1.2%	100.0%	--

					Calendar Years					Inception	
	2017 Q1	1 Yr	3 Yrs	5 Yrs	2016	2015	2014	2013	2012	Return	Since
American Core Realty Fund, LLC	2.3%	6.7%	11.0%	11.3%	7.1%	15.4%	11.6%	12.4%	11.3%	7.1%	Jul-04
NCREIF ODCE Equal Weighted Index	*1.8%*	*8.6%*	*12.0%*	*12.0%*	*9.3%*	*15.2%*	*12.4%*	*13.3%*	*11.0%*	*7.9%*	*Jul-04*

Note: Returns are gross of fees.

Plumbers and Steamfitters Local #486 Pension Fund - American Core Realty Fund, LLC

Correspondence/Transfer Summary

- Total additional commitment is $7.5M; fully funded after July 1, 2014 capital call for $1.875M.

Manager Summary

- On September 25, 2014, American Realty Advisors (ARA) contacted investors in the American Core Realty Fund ("ACRF") regarding a potential change to the Fund's structure. ARA proposed a change in the Fund's structure from a Delaware Limited Liability Company (LLC) to a Delaware Limited Partnership (LP). ARA stated that this conversion will not affect the rights of any of the existing investors in ACRF, and no changes to the management or performance of the fund are anticipated. A sufficient number of the Fund's Members (66.7%) approved these changes during the fourth quarter of 2014. Effective January 1, 2015, the Core Fund was converted to a limited partnership named American Core Realty Fund, LP, and ACRF Management, LLC, a wholly-owned subsidiary of American, became the Core Fund's General Partner.
- IPS conducted due diligence meetings with American Realty Advisors on October 20, 2015 and July 27, 2016.

Recommendation: None.

Compliance Summary

Manager verified that the portfolio is currently, and has been during the past quarter, in compliance with the firm's commingled investment vehicle investment guidelines and/or offering document governing the management of the investment. With respect to the portfolio(s) under management, manager acknowledges sole fiduciary responsibility under ERISA for adherence with the commingled investment vehicle and /or offering document guidelines.

Items of Interest: None.

Account Information	
Account Name	**Columbia Partners Private Equity**
Account Structure	**Commingled Fund**
Investment Style	**Active**
Inception Date	**7/01/16**
Account Type	**Private Equity**
Benchmark	
Universe	

Columbia Partners Private Equity
Ending March 31, 2017

	First Quarter	**Inception 7/1/16**
Beginning Market Value	$1,076,139	$0
Net Cash Flow	$0	$1,129,353
Net Investment Change	$0	-$53,214
Ending Market Value	$1,076,139	$1,076,139

Total fund return includes gains and losses of Columbia Partners Private Capital Holdings, LP. All values, contributions, and distributions are provided by Columbia Partners Private Capital Holdings, LP and cannot be verified by IPS. The internal rates of return, as reported by Columbia Partners, from inception through 12/31/16 were 8.6% (gross) and 0.0% (net). The 1stQ 2017 statement was unavailable at the time of this report.

Plumbers and Steamfitters Local #486 Pension Fund - Columbia Partners Private Equity

Correspondence/Transfer Summary

- Total commitment is $5.0M; unfunded commitment is $3.6M.
- The following capital calls were funded: August 2016, $907,535, October 2016 - $91,343, December 2016 - $162,632, April 2017 - $211,406.

Manager Summary

- IPS conducted a due diligence meeting with Columbia Partners on June 7, 2017.
- IPS conducted an on-site due diligence meeting with Columbia Partners on August 25, 2016.

The investment is "locked up" for an extended period of time.

Compliance Summary

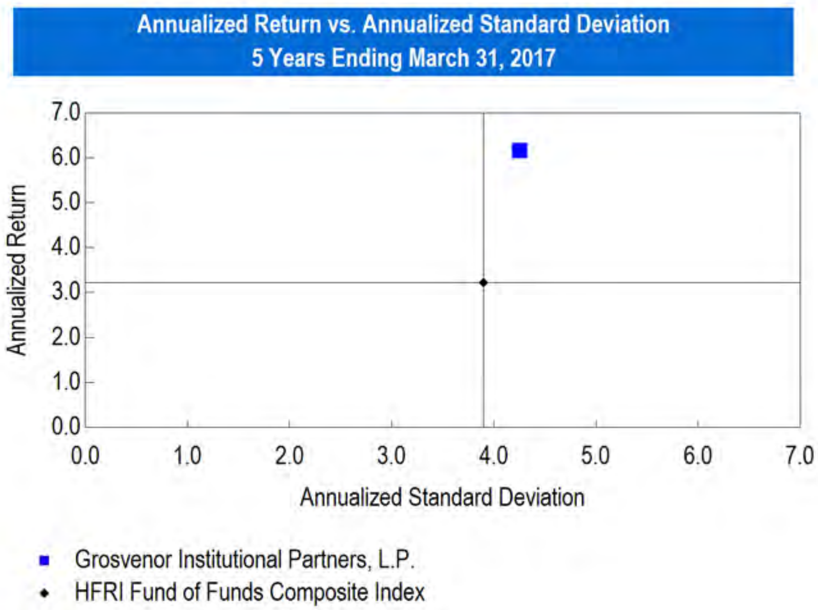
The manager verified the portfolio and individual holdings are currently, and have been during the past quarter, in compliance with the firm's commingled investment vehicle guidelines and/or offering document governing the management of the investment. With respect to the portfolio(s) under management, the manager acknowledges sole fiduciary responsibility under ERISA for adherence with the commingled investment vehicle and/or offering document.

Items of Interest: Personnel Departure - Bob Lord (Director of Operations) left in March 2017 to pursue other interests. **Form ADV Changes -** The following material changes were noted: Columbia Partners, L.L.C. Investment Management ("Columbia Partners," the "Firm", "us", "we" or "our") has revised the manner in which it reviews and monitors that its proxy voting service provider can make voting recommendations in an impartial manner and in the best interest of clients.

Account Information	
Account Name	**Grosvenor Institutional Partners, L.P.**
Account Structure	**Commingled Fund**
Investment Style	**Active**
Inception Date	**10/01/09**
Account Type	**Hedge Fund**
Benchmark	**HFRI Fund of Funds Composite Index**
Universe	

Grosvenor Institutional Partners, L.P.
Ending March 31, 2017

	First Quarter	Inception 10/1/09
Beginning Market Value	$10,198,364	$4,400,854
Net Cash Flow	$0	$3,041,884
Net Investment Change	$176,842	$2,932,468
Ending Market Value	$10,375,206	$10,375,206



3 Years Ending March 31, 2017

	Anlzd Return	Anlzd Standard Deviation	Up Mkt Capture Ratio	Down Mkt Capture Ratio
Grosvenor Institutional Partners, L.P.	2.8%	3.4%	108.6%	86.6%
HFRI Fund of Funds Composite Index	1.8%	3.4%	100.0%	100.0%

5 Years Ending March 31, 2017

	Anlzd Return	Anlzd Standard Deviation	Up Mkt Capture Ratio	Down Mkt Capture Ratio
Grosvenor Institutional Partners, L.P.	6.2%	3.4%	126.4%	63.2%
HFRI Fund of Funds Composite Index	3.2%	3.4%	100.0%	100.0%

					Calendar Years					Inception	
	2017 Q1	1 Yr	3 Yrs	5 Yrs	2016	2015	2014	2013	2012	Return	Since
Grosvenor Institutional Partners, L.P.	2.0%	9.5%	2.8%	6.2%	3.3%	0.9%	4.1%	16.3%	9.8%	5.8%	Oct-09
HFRI Fund of Funds Composite Index	*2.4%*	*6.2%*	*1.8%*	*3.2%*	*0.5%*	*-0.3%*	*3.4%*	*9.0%*	*4.8%*	*2.7%*	*Oct-09*

Note: Returns are gross of fees.

Plumbers and Steamfitters Local #486 Pension Fund - Grosvenor Institutional Partners, L.P.

Manager Summary

- On August 11, 2011, Grosvenor notified clients that their management fees were reduced to 1.25% per annum for amounts up to $25 million effective July 1, 2011. The previous fee schedule was 1.40% on the first $10m, 1.20% on the next $15m, and 1.00% on the next $25m.
- Effective April 1, 2013, Grosvenor lowered their tiered management fee schedule for GIP for first $25M from 1.25% to 1.15%.
- IPS conducted due diligence meetings with Grosvenor on January 26, 2016, October 27, 2016, and May 12, 2017.

Recommendation: None.

Compliance Summary

Manager verified that the portfolio is currently, and has been during the past quarter, in compliance with the commingled investment vehicle guidelines and/or offering document governing the management of the investment. With respect to the portfolio under management, manager acknowledges sole fiduciary responsibility under ERISA for adherence with the commingled investment vehicle and /or offering document guidelines.

Items of Interest: Personnel Departures - Manager stated Eric Felton, Chief Financial Officer, retired in February 2017, Jeremy Katz, Head of Business Development and a member of the Office of the Chairman, left the firm in January 2017, and David Flinn, Portfolio Manager and Managing Director, left the firm in January 2017. **Communication -** The manager stated the Fund is invested in GIP, a multi-investor investment fund. As the general partner and a fiduciary to GIP and its investors, the firm cannot be bound by the terms and conditions of the Fund's investment policy statement. However, manager stated they believe the Fund is receiving all reporting it requires or has requested. **Form ADV -** Manager stated GCMLP's Form ADV Part 1 can be found online at www.adviserinfo.sec.gov; Part 2A can be accessed via their Client Web Portal. ADV Part 2A states there have been no changes that they believe to be material since their last annual update filed on March 30, 2016.

Account Information	
Account Name	**Grosvenor Opportunistic Credit Fund**
Account Structure	**Commingled Fund**
Investment Style	**Active**
Inception Date	**7/31/12**
Account Type	**Hedge Fund**
Benchmark	**HFRX Event Driven Index**
Universe	

Grosvenor Opportunistic Credit Fund
Ending March 31, 2017

	First Quarter	**Inception 7/31/12**
Beginning Market Value	$35,510	$0
Net Cash Flow	-$6,575	-$1,261,628
Net Investment Change	-$333	$1,290,230
Ending Market Value	$28,602	$28,602

Grosvenor Opportunistic Credit Fund: All values, contributions and distributions are provided by Grosvenor Capital Management and cannot be verified by IPS. The manager reported a net internal rate of return since inception through 12/31/2016 of 11.14%. This return is net of all fees and Carried Interest and is based on the net asset value as of the end of year.

Plumbers and Steamfitters Local #486 Pension Fund - Grosvenor Opportunistic Credit Fund

Correspondence/Transfer Summary

- At the recommendation of IPS, the Trustees elected to invest $5.0 million in Grosvenor Opportunistic Credit Fund. Total distributions to date are $6,272,310.

Manager Summary

- IPS conducted due diligence meetings with Grosvenor on January 26, 2016, October 27, 2016, and May 12, 2017.

Recommendation: None.

Compliance Summary

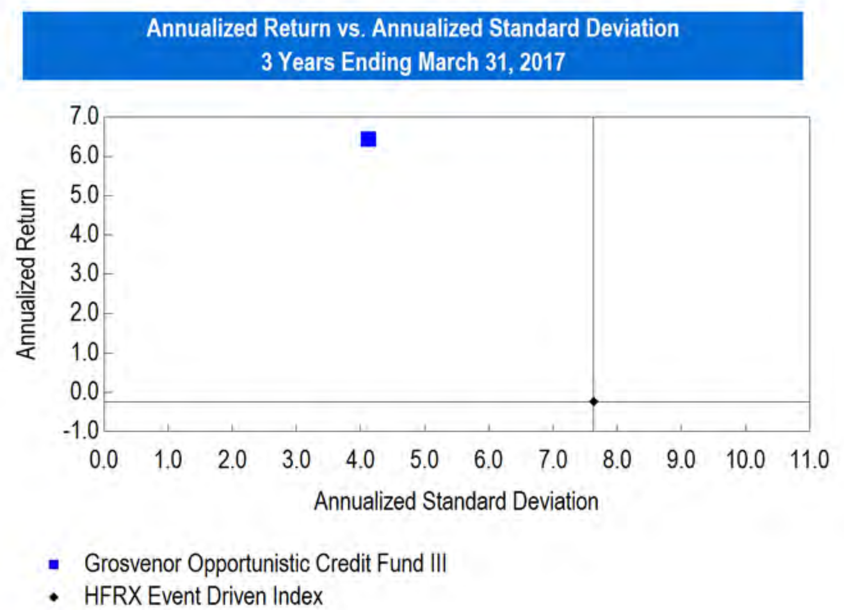
Manager verified that the portfolio is currently, and has been during the past quarter, in compliance with the commingled investment vehicle guidelines and/or offering document governing the management of the investment. With respect to the portfolio under management, manager acknowledges sole fiduciary responsibility under ERISA for adherence with the commingled investment vehicle and /or offering document guidelines.

Items of Interest: Personnel Departures - Manager stated Eric Felton, Chief Financial Officer, retired in February 2017, Jeremy Katz, Head of Business Development and a member of the Office of the Chairman, left the firm in January 2017, and David Flinn, Portfolio Manager and Managing Director, left the firm in January 2017. **Compliance -** The manager stated OPCRED is self-liquidating and is currently distributing assets to investors. **Communication -** The Manager stated the Fund is invested in OPCRED, a multi-investor investment fund. As general partner for OPCRED and a fiduciary to OPCRED and its investors, the firm cannot be bound by the terms and conditions of the Fund's investment policy statement. However, manager stated they believe the Fund is receiving all reporting it requires or has requested. **Form ADV -** Manager stated GCMLP's Form ADV Part 1 can be found online at www.adviserinfo.sec.gov; Part 2A can be accessed via their Client Web Portal. ADV Part 2A states there have been no changes that they believe to be material since their last annual update filed on March 30, 2016.

Account Information	
Account Name	Grosvenor Opportunistic Credit Fund III
Account Structure	Commingled Fund
Investment Style	Active
Inception Date	7/01/13
Account Type	Hedge Fund
Benchmark	HFRX Event Driven Index
Universe	

Grosvenor Opportunistic Credit Fund III
Ending March 31, 2017

	First Quarter	Inception 7/1/13
Beginning Market Value	$4,212,474	$0
Net Cash Flow	-$679,735	$2,597,462
Net Investment Change	$113,432	$1,048,709
Ending Market Value	$3,646,171	$3,646,171



3 Years Ending March 31, 2017

	Anlzd Return	Anlzd Standard Deviation	Up Mkt Capture Ratio	Down Mkt Capture Ratio
Grosvenor Opportunistic Credit Fund III	6.4%	3.7%	78.0%	12.4%
HFRX Event Driven Index	-0.2%	6.7%	100.0%	100.0%

					Calendar Years					Inception	
	2017 Q1	1 Yr	3 Yrs	5 Yrs	2016	2015	2014	2013	2012	Return	Since
Grosvenor Opportunistic Credit Fund III	3.2%	16.4%	6.4%	--	11.2%	2.2%	5.5%	--	--	7.6%	Jul-13
HFRX Event Driven Index	*3.0%*	*15.8%*	*-0.2%*	*3.1%*	*11.1%*	*-6.9%*	*-4.1%*	*13.9%*	*6.0%*	*2.1%*	*Jul-13*

Note: Returns are gross of fees.

Plumbers and Steamfitters Local #486 Pension Fund - Grosvenor Opportunistic Credit Fund III

Correspondence/Transfer Summary

- At the recommendation of IPS, the Trustees elected to invest $5.0 million in Grosvenor Opportunistic Credit Fund III. Total distributions to date are $2,402,539. Future distributions up to $3.0M will be allocated to OCF V.

Manager Summary

- IPS conducted due diligence meetings with Grosvenor on January 26, 2016, October 27, 2016, and May 12, 2017.

Recommendation: None.

Compliance Summary

Manager verified that the portfolio is currently, and has been during the past quarter, in compliance with the commingled investment vehicle guidelines and/or offering document governing the management of the investment. With respect to the portfolio under management, manager acknowledges sole fiduciary responsibility under ERISA for adherence with the commingled investment vehicle and/or offering document guidelines.

Items of Interest: Personnel Departures - Manager stated Eric Felton, Chief Financial Officer, retired in February 2017, Jeremy Katz, Head of Business Development and a member of the Office of the Chairman, left the firm in January 2017, and David Flinn, Portfolio Manager and Managing Director, left the firm in January 2017. **Compliance -** The manager stated OCF III is self-liquidating and is currently distributing assets to investors. **Communication -** The Manager stated the Fund is invested in OCF III, a multi-investor investment fund. As general partner for OCF III and a fiduciary to OCF III and its investors, the firm cannot be bound by the terms and conditions of the Fund's investment policy statement. However, manager stated they believe the Fund is receiving all reporting it requires or has requested. **Form ADV -** Manager stated GCMLP's Form ADV Part 1 can be found online at www.adviserinfo.sec.gov; Part 2A can be accessed via their Client Web Portal. ADV Part 2A states there have been no changes that they believe to be material since their last annual update filed on March 30, 2016.

Account Information	
Account Name	**Grosvenor Opportunistic Credit Fund IV**
Account Structure	**Commingled Fund**
Investment Style	**Active**
Inception Date	**5/01/15**
Account Type	**Hedge Fund**
Benchmark	**HFRX Event Driven Index**
Universe	

Grosvenor Opportunistic Credit Fund IV
Ending March 31, 2017

	First Quarter	**Inception 5/1/15**
Beginning Market Value	$8,386,624	$0
Net Cash Flow	$0	$7,500,000
Net Investment Change	$195,758	$1,082,382
Ending Market Value	$8,582,382	$8,582,382

					Calendar Years					**Inception**	
	2017 Q1	1 Yr	3 Yrs	5 Yrs	2016	2015	2014	2013	2012	Return	Since
Grosvenor Opportunistic Credit Fund IV	2.7%	19.2%	--	--	15.8%	--	--	--	--	9.3%	May-15
HFRX Event Driven Index	*3.0%*	*15.8%*	*-0.2%*	*3.1%*	*11.1%*	*-6.9%*	*-4.1%*	*13.9%*	*6.0%*	*2.3%*	*May-15*

Note: Returns are gross of fees.

Plumbers and Steamfitters Local #486 Pension Fund - Grosvenor Opportunistic Credit Fund IV

Correspondence/Transfer Summary

- At the recommendation of IPS, the Trustees elected to invest $7.5 million in Grosvenor Opportunistic Credit Fund IV. Capital calls were issued on the following dates: (May 2015) $1,527,546, (June 2015) $1,398,734, (July 2015) $603,991, (August 2015) $622,410, (September 2015) $312,931, (November 2015) $382,121, (January 2016) $335,003, (March 2016) $430,680, (April 2016) $102,543, (May 2016) $164,069, (June 2016) $497,085, (July 2016) $393,525, (August 2016) $166,147, (September 2016) $563,215 . The commitment is fully funded. Distributions of $2.0M will be allocated to OCF V.

Manager Summary

- IPS conducted due diligence meetings with Grosvenor on January 26, 2016, October 27, 2016, and May 12, 2017.

Recommendation: None.

Compliance Summary

Manager verified that the portfolio is currently, and has been during the past quarter, in compliance with the commingled investment vehicle guidelines and/or offering document governing the management of the investment. With respect to the portfolio under management, manager acknowledges sole fiduciary responsibility under ERISA for adherence with the commingled investment vehicle and/or offering document guidelines.

Items of Interest: Personnel Departures - Manager stated Eric Felton, Chief Financial Officer, retired in February 2017, Jeremy Katz, Head of Business Development and a member of the Office of the Chairman, left the firm in January 2017, and David Flinn, Portfolio Manager and Managing Director, left the firm in January 2017. **Communication -** The manager stated the Fund is invested in OCF IV, a multi-investor investment fund. As general partner for OCF IV and a fiduciary to OCF IV and its investors, the firm cannot be bound by the terms and conditions of the Fund's investment policy statement. However, manager stated they believe the Fund is receiving all reporting it requires or has requested. **Form ADV -** Manager stated GCMLP's Form ADV Part 1 can be found online at www.adviserinfo.sec.gov; Part 2A can be accessed via their Client Web Portal. ADV Part 2A states there have been no changes that they believe to be material since their last annual update filed on March 30, 2016.

Account Information	
Account Name	**Grosvenor Opportunistic Credit Fund V**
Account Structure	**Commingled Fund**
Investment Style	**Active**
Inception Date	**2/01/17**
Account Type	**Hedge Fund**
Benchmark	**HFRX Event Driven Index**
Universe	

Grosvenor Opportunistic Credit Fund V

Ending March 31, 2017

	First Quarter	**Inception 2/1/17**
Beginning Market Value	--	$0
Net Cash Flow	$464,522	$464,522
Net Investment Change	-$1,267	-$1,267
Ending Market Value	$463,255	$463,255

					Calendar Years					Inception	
	2017 Q1	1 Yr	3 Yrs	5 Yrs	2016	2015	2014	2013	2012	Return	Since
Grosvenor Opportunistic Credit Fund V	--	--	--	--	--	--	--	--	--	-0.1%	Feb-17
HFRX Event Driven Index	*3.0%*	*15.8%*	*-0.2%*	*3.1%*	*11.1%*	*-6.9%*	*-4.1%*	*13.9%*	*6.0%*	*1.9%*	*Feb-17*

Note: Returns are gross of fees.

Plumbers and Steamfitters Local #486 Pension Fund - Grosvenor Opportunistic Credit Fund V

Correspondence/Transfer Summary

- At the recommendation of IPS, the Trustees elected to invest $5.0 million in Grosvenor OCF V. Capital calls were issued on the following dates: February 2017 ($320,878), March 2017 ($143,644), and April 2017 ($110,078). Unfunded commitment is $4.425M. Distributions from OCF III ($3.0M) and IV ($2.0M) will be funding source for OCF V capital calls.

Manager Summary

- IPS conducted due diligence meetings with Grosvenor on January 26, 2016, October 27, 2016, and May 12, 2017.

Recommendation: None.

Compliance Summary

Manager verified that the portfolio is currently, and has been during the past quarter, in compliance with the commingled investment vehicle guidelines and/or offering document governing the management of the investment. With respect to the portfolio under management, manager acknowledges sole fiduciary responsibility under ERISA for adherence with the commingled investment vehicle and/or offering document guidelines.

Items of Interest: Personnel Departures - Manager stated Eric Felton, Chief Financial Officer, retired in February 2017, Jeremy Katz, Head of Business Development and a member of the Office of the Chairman, left the firm in January 2017, and David Flinn, Portfolio Manager and Managing Director, left the firm in January 2017. **Communication -** The manager stated the Fund is invested in OCF V, a multi-investor investment fund. As the general partner and a fiduciary to OCF V and its investors, the firm cannot be bound by the terms and conditions of the Fund's investment policy statement. However, manager stated they believe the Fund is receiving all reporting it requires or has requested. **Form ADV -** Manager stated GCMLP's Form ADV Part 1 can be found online at www.adviserinfo.sec.gov; Part 2A can be accessed via their Client Web Portal. ADV Part 2A states there have been no changes that they believe to be material since their last annual update filed on March 30, 2016.

Account Information	
Account Name	MDF Special Investments SPC, Ltd. / MDEF June 2011 / Pool 12/11
Account Structure	Commingled Fund
Investment Style	Active
Inception Date	9/01/11
Account Type	Hedge Fund
Benchmark	ZZHFRI Fund of Funds
Universe	

MDF Special Investments SPC, Ltd. / MDEF June 2011 / Pool 12/11
Ending March 31, 2017

	First Quarter	Inception 9/1/11
Beginning Market Value	$79,595	$0
Net Cash Flow	$0	$55,972
Net Investment Change	$0	$23,623
Ending Market Value	$79,595	$79,595

- Market Value as of 9/30/16 plus or minus any flows.

Plumbers and Steamfitters Local #486 Pension Fund - Meridian Capital Partners - MDEF June 2011 - Pool 12/11 Segregated Portfolio

Correspondence/Transfer Summary

- On September 13, 2011, Meridian made an in-kind transfer of assets valued at $326,400 they deemed illiquid from Diversified ERISA Fund to a segregated account - MDF Special Investments Fund.
- On December 9, 2011, Meridian made a cash distribution of $21,585 on December 9, 2011.
- On March 19, 2012, Meridian made an in-kind transfer of assets from the Diversified ERISA Fund valued at $71,723 they deemed illiquid to the segregated account, MDF Special Investments SPC, Ltd/MDEF June 2011.
- On May 8, 2012, Meridian made a cash distribution of $16,176.
- The balance of $103,069 held for the audit hold-back of Meridian Diversified ERISA Fund was paid out on July 26, 2012.
- On November 14, 2012, Meridian made a cash distribution of $28,843.
- On November 20, 2012, Meridian made a cash distribution of $24,237.
- On May 3, 2013, Meridian made a cash distribution of $86,507.
- On August 3, 2013, Meridian made a cash distribution of $6,634.
- On November 8, 2013, Meridian made a cash distribution of $37,359.
- On May 6, 2014, Meridian made a cash distribution of $34,430.
- On August 4, 2014, Meridian made a cash distribution of $13,081.
- On November 10, 2014, Meridian made a cash distribution of $16,349.
- On May 7, 2015, Meridian made a cash distribution of $11,941.
- On August 14, 2015, Meridian made a cash distribution of $2,315.
- On November 5, 2015, Meridian made a cash distribution of $18,853.
- On February 12, 2016, Meridian made a cash distribution of $2,313.
- On May 2, 2016, Meridian made a cash distribution of $7,220.
- On August 15, 2016, Meridian made a cash distribution of $13,586.
- On May 8, 2017, Meridian made a cash distribution of $12,220.

Manager Summary

Recommendation: A full redemption request for Meridian Diversified ERISA Fund was submitted. Liquidity of the MDF Special Investments is at the discretion of the manager.

Plumbers and Steamfitters Local #486 Pension Fund - Meridian Capital Partners - MDEF June 2011 - Pool 12/11 Segregated Portfolio

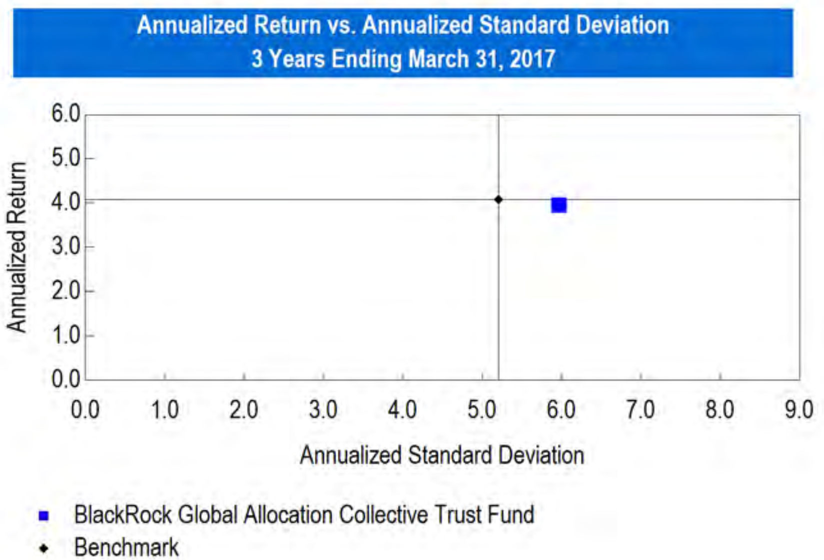
Compliance Summary

Items of Interest: In an email dated March 30, 2017 manager stated as previously explained, IPS investors no longer own shares of Meridian Diversified ERISA Fund. They have all fully redeemed from that fund and as a result they own shares of MDF Special Investments, which are side pocket liquidating funds that are in wind down mode. As the managers are able to liquidate their holdings, cash distributions will be made to the shareholders until the entire position is realized in full. Manager noted that due to this they do not complete checklists.

Account Information	
Account Name	BlackRock Global Allocation Collective Trust Fund
Account Structure	Commingled Fund
Investment Style	Active
Inception Date	12/31/13
Account Type	Other
Benchmark	Benchmark
Universe	

BlackRock Global Allocation Collective Trust Fund
Ending March 31, 2017

	First Quarter	Inception 12/31/13
Beginning Market Value	$18,227,057	$0
Net Cash Flow	$0	$16,404,653
Net Investment Change	$829,950	$2,652,355
Ending Market Value	$19,057,007	$19,057,007



3 Years Ending March 31, 2017

	Anlzd Return	Anlzd Standard Deviation	Up Mkt Capture Ratio	Down Mkt Capture Ratio
BlackRock Global Allocation Collective Trust Fund	4.0%	6.8%	89.5%	88.8%
Benchmark	4.1%	6.6%	100.0%	100.0%

					Calendar Years					Inception	
	2017 Q1	1 Yr	3 Yrs	5 Yrs	2016	2015	2014	2013	2012	Return	Since
BlackRock Global Allocation Collective Trust Fund	4.6%	10.5%	4.0%	--	5.5%	-0.4%	3.0%	--	--	3.9%	Dec-13
Benchmark	*4.4%*	*7.9%*	*4.1%*	*6.2%*	*6.1%*	*-0.8%*	*4.2%*	*13.7%*	*10.8%*	*4.3%*	*Dec-13*
65% MSCI World Index/35% CitigroupWGBI	*4.7%*	*8.1%*	*3.3%*	*5.9%*	*5.6%*	*-1.6%*	*3.1%*	*15.1%*	*10.9%*	*3.6%*	*Dec-13*

Note: Returns are gross of fees.

Plumbers and Steamfitters Local #486 Pension Fund - BlackRock Global Allocation Collective Trust Fund

Correspondence/Transfer Summary

- Manager was funded with $16.4 million on December 18, 2013 from termination of Windhaven.

Manager Summary

- IPS conducted an on-site due diligence meeting with BlackRock on April 28, 2015.
- IPS conducted due diligence meetings with BlackRock on July 25, 2016 and March 3, 2017.

Recommendation: None.

Compliance Summary

The manager verified the portfolio is currently, and has been during the past quarter, in compliance with the firm's commingled investment vehicle guidelines and/or offering document governing the management of the investment. With respect to the portfolio(s) under management, manager acknowledges sole fiduciary responsibility under ERISA for adherence with the commingled investment vehicle and /or offering document guidelines. The manager stated with respect to the Global Allocation Collective Fund, BlackRock acts as an Investment Manager within the meaning of Section 3(38) of ERISA.

Items of Interest: Notes: The manager noted that the relevant BlackRock contracting entity for the BlackRock Global Allocation Collective Fund is BlackRock Institutional Trust Company, N.A. ("BTC"). The investment advisor of the BlackRock Global Allocation Fund, Inc. is BlackRock Advisors, LLC ("BAL"). Changes in Management Process - The manager stated the core investment principles of the Global Allocation strategy – notably the investment objective, focus on risk control, combination of top-down and bottom-up analysis, and value discipline – have been in place since the inception of the strategy in 1989. As financial markets and technology have evolved, we continue to evaluate and adapt the research process. Recent process enhancements include a greater focus on high conviction ideas from bottom-up security selectors and the implementation of portfolio optimization tools to better calibrate top-down asset allocation decisions. **Personnel Changes/Additions -** The manager stated, effective January 1, 2017, the Global Allocation Team (the "Team") expanded its portfolio management team. Three senior members of the Global Allocation team joined Dennis Stattman and Dan Chamby as portfolio managers for the fund as Aldo Roldan relinquished his role as portfolio manager and became a senior investor on the team. Russ Koesterich, David Clayton and Kent Hogshire are now named portfolio managers the BlackRock Global Allocation Collective Fund along with Dennis Stattman and Dan Chamby. The Fund's investment objective and process remains the same and there are no other changes to the Funds. Global Allocation has long had a team approach to managing the portfolio and the Fund's 52-member team remains one of the most experienced global multi-asset teams in the industry. In 2010, BlackRock created the Global Executive Committee ("GEC") to provide oversight of operations and business performance, strategy and planning, talent development and retention, risk management, and external affairs. The following are turnovers within the GEC in the last quarter ending March 31, 2017: Amy Schioldager, previous role: Global Head of Beta Strategies role changed to Senior Advisor pending retirement. Responsibilities assumed by existing GEC member. Kendrick Wilson, previous role: Vice Chairman, oversight of Investment Stewardship & Strategic Product Management role changed to Vice Chairman only. Responsibilities were assumed by existing GEC members. In January 2017, Frank Cooper joined BlackRock as Chief Marketing Officer. As a Senior Managing Director, Frank joined the Global Executive Committee. Ownership Changes - The manager stated there have been no material changes to the ownership of the firm during 1Q 2017. **Ownership Changes -** The manager stated there have been no material changes to the ownership of the firm during 1Q 2017. **Form ADV BlackRock Advisors, LLC –** Please see "Item 2, Material Changes" in BAL's Form ADV Part II A for material changes as of March 31, 2017 since the prior annual update on March 30, 2016. The manager has provided a link to BAL's Form ADV Part II A for your reference in the compliance checklist. **BlackRock Institutional Trust Company, N.A.** The manager stated as a limited purpose national banking association, BlackRock Institutional Trust Company, N.A. is exempt from registration with the US Securities and Exchange Commission ("SEC") as an investment adviser under Section 202 of the Investment Advisers Act of 1940. BTC's primary disclosure document is "16 Things You Should Know – Information about BTC." It is distributed to clients annually and is available upon request. BTC is registered with the SEC as a municipal adviser and its Form MA is available via the EDGAR system. BTC's Form MA can be provided by BlackRock to our clients upon request. BTC is primarily regulated by the Office of the Comptroller of Currency ("OCC") and received its charter from the OCC on April 2, 1990. BTC is also registered as a Municipal Advisor with both the Securities and Exchange Commission and the Municipal Securities Rulemaking Board. Other BlackRock advisory subsidiaries are registered with the SEC and have Forms ADV. **Legal -** The manager stated as a global investment manager, BlackRock Inc., and its various subsidiaries including BlackRock Advisors, LLC and BlackRock Institutional Trust Company, N.A. may be subject to regulatory oversight in numerous jurisdictions including examinations and various requests for information. BAL's and BTC's regulators routinely provide it with comment letters at the conclusion of these examinations in which they request that BAL and BTC correct or modify certain of its practices. In all such instances, BAL and BTC has addressed, or is working to address, these requests to ensure that it continues to operate in compliance with applicable laws, statutes and regulations. BAL and BTC also receives subpoenas or requests for information in connection with regulatory inquiries and/or investigations by its various regulators, some of which are ongoing. None of these matters has had or is expected to have any adverse impact on BAL's and BTC's ability to manage its clients' assets. Please refer to BlackRock's Form ADV and SEC disclosures for additional information on regulatory matters concerning BAL, BTC, or BlackRock as a whole. BlackRock, Inc. and its various subsidiaries, including BAL and BTC, also have been subject to certain business litigation that has arisen in the normal course of their business. The manager's litigation has included a variety of claims, some of which are investment-related. None of BlackRock's prior litigation has had, and none of its pending litigation currently is expected to have, an adverse impact on BlackRock's ability to manage client accounts. In past years, BlackRock has acquired organizations that provide investment-related services, including, but not limited to, State Street Research & Management Company, Merrill Lynch Investment Managers, the fund of funds business of Quellos Group, LLC, and Barclays Global Investors. This response does not address any regulatory matters that arose out of conduct within the acquired organizations prior to their acquisition by BlackRock. It also does not address regulatory matters unrelated to BlackRock's, BAL's, or BTC's investment management responsibilities. **Communication and Reporting -** In an email dated January 19, 2017 BlackRock announced that they have decided to transition the fund accounting, fund administration and custodial services (the "Services") for each Fund to JPMorgan Chase Bank, N.A. ("JPMorgan"). This change does not affect the investment objective of the Funds in any way and no action is required at this time. The manager noted State Street Bank and Trust Company ("State Street"), which currently provides the Services for the Funds, will continue to provide the Services as necessary through the transition period, which is currently anticipated to conclude in 2018.

Account Information	
Account Name	**Ullico Accumulation Account**
Account Structure	**Other**
Investment Style	**Active**
Inception Date	**4/01/96**
Account Type	**Cash**
Benchmark	
Universe	

Ullico Accumulation Account
Ending March 31, 2017

	First Quarter	Inception 4/1/96
Beginning Market Value	$2,764,616	$1,855,926
Net Cash Flow	$0	-$827,366
Net Investment Change	$17,042	$1,753,098
Ending Market Value	$2,781,658	$2,781,658

					Calendar Years					Inception	
	2017 Q1	1 Yr	3 Yrs	5 Yrs	2016	2015	2014	2013	2012	Return	Since
Ullico Accumulation Account	0.6%	2.6%	2.9%	3.1%	2.7%	3.0%	3.0%	3.4%	3.5%	3.9%	Apr-96

Note: Returns are gross of fees.

Plumbers and Steamfitters Local #486 Pension Fund - ULLICO Accumulation Account

Compliance Summary

ULLICO Accumulation Account is not monitored for compliance by Investment Performance Services.

Account Information	
Account Name	Prudential
Account Structure	Other
Investment Style	Active
Inception Date	1/01/99
Account Type	Other
Benchmark	
Universe	

Prudential
Ending March 31, 2017

	First Quarter	Inception 1/1/99
Beginning Market Value	$111,646	$88,950
Net Cash Flow	$0	-$21,745
Net Investment Change	$328	$44,769
Ending Market Value	$111,974	$111,974

					Calendar Years					Inception	
	2017 Q1	1 Yr	3 Yrs	5 Yrs	2016	2015	2014	2013	2012	Return	Since
Prudential	0.3%	0.4%	-0.2%	2.6%	-0.2%	-1.7%	1.2%	9.8%	5.1%	2.5%	Jan-99

- Returns are based on the manager provided estimated value.

Plumbers and Steamfitters Local #486 Pension Fund - Prudential

Compliance Summary

Prudential is not monitored for compliance by Investment Performance Services.

Account Information	
Account Name	**Benefit Payment Account**
Account Structure	**Separate Account**
Investment Style	**Active**
Inception Date	**10/01/04**
Account Type	**Cash**
Benchmark	
Universe	

Benefit Payment Account Ending March 31, 2017	First Quarter	Inception 10/1/04
Beginning Market Value	$2,936,208	$2,032,302
Net Cash Flow	$789,048	$883,915
Net Investment Change	$3,268	$812,307
Ending Market Value	$3,728,524	$3,728,524

					Calendar Years					Inception	
	2017 Q1	1 Yr	3 Yrs	5 Yrs	2016	2015	2014	2013	2012	Return	Since
Benefit Payment Account	0.1%	0.2%	0.2%	0.3%	0.1%	0.0%	0.5%	0.6%	0.0%	1.1%	Oct-04

Plumbers and Steamfitters Local #486 Pension Fund - Benefit Payment Account

Compliance Summary

Benefit Payment Account is not monitored for compliance by Investment Performance Services.

Commission Recapture Provider

- ConvergEx Group.
- On April 3, 2017, Cowen Group announced the signing of a definitive agreement to acquire ConvergEx Group. The transaction is expected to close by the end of the second quarter of 2017, following customary closing conditions and regulatory approvals. IPS contacted John Seyler at ConvergEx to discuss the transaction. Per ConvergEx, there will be no impact to existing ConvergEx clients and a consent to assignment is not required. The transaction closed on June 1, 2017. Following the acquisition, the name changed to Cowen Execution Services, LLC.

Custody Bank

- The current custodian is PNC Bank.

Investment Policy Statement

- The current investment policy statement was adopted and signed on August 26, 2010.
- An amendment to the investment policy with new targets and ranges was signed on March 27, 2014.

Commingled Funds

- Commingled Fund: Due to the commingled fund structure, IPS does not monitor the holdings within the commingled fund for compliance with the client's investment policy statement. The commingled fund is governed by its own investment policy.

Plumbers and Steamfitters Local 486 Pension Fund
Appendix

Performance Summary (Gross of Fees) - Annualized

	Market Value	% of Portfolio	Ending March 31, 2017						Inception	
			2017 Q1	1 Yr	3 Yrs	5 Yrs	7 Yrs	10 Yrs	Return	Since
Total Fund	**$227,912,092**	**100.0%**	**4.1%**	**12.1%**	**6.9%**	**9.1%**	**9.0%**	**5.2%**	**6.5%**	**Apr-96**
Benchmark			*3.5%*	*12.6%*	*6.4%*	*8.8%*	*8.7%*	*5.1%*	*7.0%*	*Apr-96*
Total Domestic Equity	**$84,601,791**	**37.1%**	**6.7%**	**19.0%**	**9.5%**	**13.2%**	**13.3%**	**7.5%**	**8.0%**	**Apr-96**
S&P 500			*6.1%*	*17.2%*	*10.4%*	*13.3%*	*12.9%*	*7.5%*	*8.4%*	*Apr-96*
Russell 2000			*2.5%*	*26.2%*	*7.2%*	*12.4%*	*12.3%*	*7.1%*	*8.5%*	*Apr-96*
Wedge Capital Management	$30,020,110	13.2%	4.2%	18.7%	9.2%	12.9%	13.2%	6.7%	8.5%	Apr-05
Russell 1000 Value			*3.3%*	*19.2%*	*8.7%*	*13.1%*	*12.2%*	*5.9%*	*7.4%*	*Apr-05*
Fred Alger Management, Inc.	$29,298,328	12.9%	11.2%	16.9%	11.6%	14.4%	--	--	15.5%	Jun-10
Russell 1000 Growth			*8.9%*	*15.8%*	*11.3%*	*13.3%*	*--*	*--*	*15.2%*	*Jun-10*
Rothschild U.S. Small/Mid Cap Core	$25,278,424	11.1%	4.9%	21.8%	10.1%	14.6%	15.4%	8.5%	10.1%	Apr-05
Russell 2500			*3.8%*	*21.5%*	*7.4%*	*12.6%*	*12.7%*	*7.7%*	*9.0%*	*Apr-05*
Columbia Partners Investment Management	$4,928	0.0%								
Total International Equity	**$12,990,692**	**5.7%**	**6.6%**	**9.6%**	**3.8%**	**4.6%**	**3.2%**	**--**	**1.7%**	**Jul-07**
MSCI EAFE Value			*6.0%*	*16.0%*	*-0.6%*	*5.6%*	*3.9%*	*--*	*-0.6%*	*Jul-07*
First Eagle International Value Fund LP	$12,990,692	5.7%	6.6%	9.6%	3.8%	--	--	--	8.1%	Aug-12
MSCI EAFE Value			*6.0%*	*16.0%*	*-0.6%*	*--*	*--*	*--*	*7.5%*	*Aug-12*
Total Investment Grade Fixed Income	**$14,979,138**	**6.6%**	**0.6%**	**0.2%**	**1.9%**	**1.8%**	**2.8%**	**--**	**0.4%**	**Oct-07**
BBgBarc US Govt/Credit Int TR			*0.8%*	*0.4%*	*2.0%*	*1.9%*	*2.9%*	*--*	*3.7%*	*Oct-07*
Columbia Partners Investment Management	$14,979,138	6.6%	0.6%	0.2%	1.9%	1.8%	2.8%	--	3.1%	Apr-09
BBgBarc US Govt/Credit Int TR			*0.8%*	*0.4%*	*2.0%*	*1.9%*	*2.9%*	*--*	*3.4%*	*Apr-09*

Performance Summary (Gross of Fees) - Annualized

	Market Value	% of Portfolio	Ending March 31, 2017: 2017 Q1	1 Yr	3 Yrs	5 Yrs	7 Yrs	10 Yrs	Inception: Return	Since
Total Fixed High Yield	**$17,471,837**	**7.7%**	**2.3%**	**13.1%**	**3.5%**	**5.5%**	**6.8%**	**--**	**7.0%**	**Sep-07**
Citi BB/B Ex Split B/CCC Index			*2.0%*	*12.0%*	*3.5%*	*5.7%*	*7.0%*	*--*	*6.2%*	*Sep-07*
PENN Core High Yield Fund II, L.P.	$17,471,837	7.7%	2.3%	13.1%	3.5%	5.5%	6.8%	--	7.5%	Jul-08
Citi BB/B Ex Split B/CCC Index			*2.0%*	*12.0%*	*3.5%*	*5.7%*	*7.0%*	*--*	*6.7%*	*Jul-08*
Total Mortgages	**$2,386,630**	**1.0%**	**1.1%**	**3.5%**	**3.8%**	**3.8%**	**3.5%**	**2.6%**	**5.0%**	**Apr-96**
BBgBarc US Aggregate TR			*0.8%*	*0.4%*	*2.7%*	*2.3%*	*3.5%*	*4.3%*	*5.3%*	*Apr-96*
Ullico "J" For Jobs	$2,386,630	1.0%	1.1%	3.5%	3.8%	3.8%	3.5%	2.6%	5.0%	Apr-96
BBgBarc US Aggregate TR			*0.8%*	*0.4%*	*2.7%*	*2.3%*	*3.5%*	*4.3%*	*5.3%*	*Apr-96*
Total Real Estate	**$43,918,264**	**19.3%**	**1.9%**	**7.0%**	**11.1%**	**10.9%**	**12.1%**	**4.8%**	**7.6%**	**Jan-96**
NCREIF ODCE Equal Weighted Index			*1.8%*	*8.6%*	*12.0%*	*12.0%*	*13.5%*	*5.4%*	*9.0%*	*Jan-96*
Multi-Employer Property Trust	$20,351,040	8.9%	1.5%	7.4%	11.1%	10.6%	12.0%	4.8%	8.4%	Jan-96
NCREIF ODCE Equal Weighted Index			*1.8%*	*8.6%*	*12.0%*	*12.0%*	*13.5%*	*5.4%*	*9.0%*	*Jan-96*
American Core Realty Fund, LLC	$23,567,225	10.3%	2.3%	6.7%	11.0%	11.3%	12.4%	5.3%	7.1%	Jul-04
NCREIF ODCE Equal Weighted Index			*1.8%*	*8.6%*	*12.0%*	*12.0%*	*13.5%*	*5.4%*	*7.9%*	*Jul-04*
Total Private Equity	**$1,076,139**	**0.5%**	**0.0%**	**--**	**--**	**--**	**--**	**--**	**-6.3%**	**Jul-16**
Columbia Partners Private Equity	$1,076,139	0.5%	0.0%	--	--	--	--	--	-6.3%	Jul-16
Total Hedge Fund of Funds-Multi-Strategy	**$10,454,801**	**4.6%**	**1.9%**	**9.6%**	**2.9%**	**6.2%**	**5.1%**	**--**	**3.0%**	**Oct-07**
HFRI Fund of Funds Composite Index			*2.4%*	*6.2%*	*1.8%*	*3.2%*	*2.5%*	*--*	*0.8%*	*Oct-07*
Grosvenor Institutional Partners, L.P.	$10,375,206	4.6%	2.0%	9.5%	2.8%	6.2%	5.4%	--	5.8%	Oct-09
HFRI Fund of Funds Composite Index			*2.4%*	*6.2%*	*1.8%*	*3.2%*	*2.5%*	*--*	*2.7%*	*Oct-09*
MDF Special Investments SPC, Ltd. / MDEF June 2011 / Pool 12/11	$79,595	0.0%								

Performance Summary (Gross of Fees) - Annualized

	Market Value	% of Portfolio	2017 Q1	1 Yr	3 Yrs	5 Yrs	7 Yrs	10 Yrs	Return	Since
			Ending March 31, 2017						Inception	
Total Opportunistic Investments	**$12,720,410**	**5.6%**	**2.8%**	**17.9%**	**6.9%**	**--**	**--**	**--**	**10.8%**	**Jul-12**
HFRX Event Driven Index			*3.0%*	*15.8%*	*-0.2%*	*--*	*--*	*--*	*3.9%*	*Jul-12*
Grosvenor Opportunistic Credit Fund	$28,602	0.0%	-1.0%	0.2%	0.4%	--	--	--	6.6%	Jul-12
HFRX Event Driven Index			*3.0%*	*15.8%*	*-0.2%*	*--*	*--*	*--*	*3.9%*	*Jul-12*
Grosvenor Opportunistic Credit Fund III	$3,646,171	1.6%	3.2%	16.4%	6.4%	--	--	--	7.6%	Jul-13
HFRX Event Driven Index			*3.0%*	*15.8%*	*-0.2%*	*--*	*--*	*--*	*2.1%*	*Jul-13*
Grosvenor Opportunistic Credit Fund IV	$8,582,382	3.8%	2.7%	19.2%	--	--	--	--	9.3%	May-15
HFRX Event Driven Index			*3.0%*	*15.8%*	*--*	*--*	*--*	*--*	*2.3%*	*May-15*
Grosvenor Opportunistic Credit Fund V	$463,255	0.2%	--	--	--	--	--	--	-0.1%	Feb-17
HFRX Event Driven Index			*--*	*--*	*--*	*--*	*--*	*--*	*1.9%*	*Feb-17*
Total Global Tactical Asset Allocation	**$19,057,007**	**8.4%**	**4.6%**	**10.5%**	**4.0%**	**5.8%**	**--**	**--**	**6.0%**	**Oct-10**
65% MSCI World Index/35% CitigroupWGBI			*4.7%*	*8.1%*	*3.3%*	*5.9%*	*--*	*--*	*5.9%*	*Oct-10*
BlackRock Global Allocation Collective Trust Fund	$19,057,007	8.4%	4.6%	10.5%	4.0%	--	--	--	3.9%	Dec-13
Benchmark			*4.4%*	*7.9%*	*4.1%*	*--*	*--*	*--*	*4.3%*	*Dec-13*
65% MSCI World Index/35% CitigroupWGBI			*4.7%*	*8.1%*	*3.3%*	*--*	*--*	*--*	*3.6%*	*Dec-13*
Total GICs	**$2,893,633**	**1.3%**	**0.6%**	**2.6%**	**2.7%**	**3.1%**	**3.2%**	**3.4%**	**3.9%**	**Apr-96**
Ullico Accumulation Account	$2,781,658	1.2%	0.6%	2.6%	2.9%	3.1%	3.2%	3.4%	3.9%	Apr-96
Prudential	$111,974	0.0%	0.3%	0.4%	-0.2%	2.6%	3.5%	3.0%	2.5%	Jan-99
Total Cash	**$3,943,737**	**1.7%**	**0.1%**	**0.2%**	**0.2%**	**0.2%**	**0.2%**	**0.5%**	**7.9%**	**Jan-96**
Benefit Payment Account	$3,728,524	1.6%	0.1%	0.2%	0.2%	0.3%	0.2%	0.6%	1.1%	Oct-04
Total Other	**$1,418,014**	**0.6%**								
SBH - Transition	$1,418,014	0.6%								

Performance Summary (Net of Fees) - Annualized

			Ending March 31, 2017				
	Market Value	% of Portfolio	2017 Q1	1 Yr	3 Yrs	5 Yrs	7/1/09 - 12/31/16
Total Fund	**$227,912,092**	**100.0%**	**3.9%**	**11.3%**	**6.2%**	**8.3%**	**9.1%**
Benchmark			*3.5%*	*12.6%*	*6.4%*	*8.8%*	*9.7%*
Total Domestic Equity	**$84,601,791**	**37.1%**	**6.6%**	**18.3%**	**8.8%**	**12.5%**	**14.5%**
S&P 500			*6.1%*	*17.2%*	*10.4%*	*13.3%*	*15.0%*
Russell 2000			*2.5%*	*26.2%*	*7.2%*	*12.4%*	*15.6%*
Wedge Capital Management	$30,020,110	13.2%	4.1%	18.2%	8.7%	12.3%	14.9%
Russell 1000 Value			*3.3%*	*19.2%*	*8.7%*	*13.1%*	*15.0%*
Fred Alger Management, Inc.	$29,298,328	12.9%	11.0%	16.2%	10.8%	13.7%	--
Russell 1000 Growth			*8.9%*	*15.8%*	*11.3%*	*13.3%*	--
Rothschild U.S. Small/Mid Cap Core	$25,278,424	11.1%	4.7%	20.7%	9.1%	13.5%	16.2%
Russell 2500			*3.8%*	*21.5%*	*7.4%*	*12.6%*	*16.1%*
Columbia Partners Investment Management	$4,928	0.0%					
Total International Equity	**$12,990,692**	**5.7%**	**6.4%**	**8.8%**	**3.0%**	**3.8%**	**3.8%**
MSCI EAFE Value			*6.0%*	*16.0%*	*-0.6%*	*5.6%*	*5.6%*
First Eagle International Value Fund LP	$12,990,692	5.7%	6.4%	8.8%	3.0%	--	--
MSCI EAFE Value			*6.0%*	*16.0%*	*-0.6%*	--	--
Total Investment Grade Fixed Income	**$14,979,138**	**6.6%**	**0.5%**	**0.1%**	**1.7%**	**1.6%**	**2.9%**
BBgBarc US Govt/Credit Int TR			*0.8%*	*0.4%*	*2.0%*	*1.9%*	*3.3%*
Columbia Partners Investment Management	$14,979,138	6.6%	0.5%	0.1%	1.7%	1.6%	2.9%
BBgBarc US Govt/Credit Int TR			*0.8%*	*0.4%*	*2.0%*	*1.9%*	*3.3%*

Performance Summary (Net of Fees) - Annualized

	Market Value	% of Portfolio	Ending March 31, 2017 2017 Q1	1 Yr	3 Yrs	5 Yrs	7/1/09 - 12/31/16
Total Fixed High Yield	**$17,471,837**	**7.7%**	**2.3%**	**12.7%**	**3.1%**	**5.1%**	**8.4%**
Citi BB/B Ex Split B/CCC Index			*2.0%*	*12.0%*	*3.5%*	*5.7%*	*8.6%*
PENN Core High Yield Fund II, L.P.	$17,471,837	7.7%	2.3%	12.7%	3.1%	5.1%	8.3%
Citi BB/B Ex Split B/CCC Index			*2.0%*	*12.0%*	*3.5%*	*5.7%*	*8.6%*
Total Mortgages	**$2,386,630**	**1.0%**	**0.9%**	**2.8%**	**3.1%**	**3.1%**	**1.7%**
BBgBarc US Aggregate TR			*0.8%*	*0.4%*	*2.7%*	*2.3%*	*3.9%*
Ullico "J" For Jobs	$2,386,630	1.0%	0.9%	2.8%	3.1%	3.1%	1.6%
BBgBarc US Aggregate TR			*0.8%*	*0.4%*	*2.7%*	*2.3%*	*3.9%*
Total Real Estate	**$43,918,264**	**19.3%**	**1.7%**	**6.0%**	**9.9%**	**9.8%**	**8.1%**
NCREIF ODCE Equal Weighted Index			*1.8%*	*8.6%*	*12.0%*	*12.0%*	*10.5%*
Multi-Employer Property Trust	$20,351,040	8.9%	1.3%	6.5%	10.2%	9.6%	8.5%
NCREIF ODCE Equal Weighted Index			*1.8%*	*8.6%*	*12.0%*	*12.0%*	*10.5%*
American Core Realty Fund, LLC	$23,567,225	10.3%	2.0%	5.5%	9.8%	10.1%	7.8%
NCREIF ODCE Equal Weighted Index			*1.8%*	*8.6%*	*12.0%*	*12.0%*	*10.5%*
Total Private Equity	**$1,076,139**	**0.5%**	**0.0%**	**--**	**--**	**--**	**--**
Columbia Partners Private Equity	$1,076,139	0.5%	0.0%	--	--	--	--
Total Hedge Fund of Funds-Multi-Strategy	**$10,454,801**	**4.6%**	**1.7%**	**8.6%**	**1.9%**	**5.2%**	**5.0%**
HFRI Fund of Funds Composite Index			*2.4%*	*6.2%*	*1.8%*	*3.2%*	*3.0%*
Grosvenor Institutional Partners, L.P.	$10,375,206	4.6%	1.7%	8.4%	1.8%	5.1%	--
HFRI Fund of Funds Composite Index			*2.4%*	*6.2%*	*1.8%*	*3.2%*	--
MDF Special Investments SPC, Ltd. / MDEF June 2011 / Pool 12/11	$79,595	0.0%					

Performance Summary (Net of Fees) - Annualized

	Market Value	% of Portfolio	Ending March 31, 2017 2017 Q1	1 Yr	3 Yrs	5 Yrs	7/1/09 - 12/31/16
Total Opportunistic Investments	**$12,720,410**	**5.6%**	**2.5%**	**15.9%**	**6.0%**	**--**	**--**
HFRX Event Driven Index			*3.0%*	*15.8%*	*-0.2%*	--	--
Grosvenor Opportunistic Credit Fund	$28,602	0.0%	-1.1%	-1.2%	-0.4%	--	--
HFRX Event Driven Index			*3.0%*	*15.8%*	*-0.2%*	--	--
Grosvenor Opportunistic Credit Fund III	$3,646,171	1.6%	3.0%	16.2%	6.1%	--	--
HFRX Event Driven Index			*3.0%*	*15.8%*	*-0.2%*	--	--
Grosvenor Opportunistic Credit Fund IV	$8,582,382	3.8%	2.3%	16.3%	--	--	--
HFRX Event Driven Index			*3.0%*	*15.8%*	--	--	--
Grosvenor Opportunistic Credit Fund V	$463,255	0.2%	--	--	--	--	--
HFRX Event Driven Index			--	--	--	--	--
Total Global Tactical Asset Allocation	**$19,057,007**	**8.4%**	**4.4%**	**9.9%**	**3.3%**	**5.2%**	**--**
65% MSCI World Index/35% CitigroupWGBI			*4.7%*	*8.1%*	*3.3%*	*5.9%*	--
BlackRock Global Allocation Collective Trust Fund	$19,057,007	8.4%	4.4%	9.9%	3.3%	--	--
Benchmark			*4.4%*	*7.9%*	*4.1%*	--	--
65% MSCI World Index/35% CitigroupWGBI			*4.7%*	*8.1%*	*3.3%*	--	--
Total GICs	**$2,893,633**	**1.3%**	**0.6%**	**2.2%**	**2.4%**	**2.7%**	**2.9%**
Ullico Accumulation Account	$2,781,658	1.2%	0.6%	2.3%	2.5%	2.7%	2.9%
Prudential	$111,974	0.0%	0.3%	0.4%	-0.2%	2.6%	3.4%
Total Cash	**$3,943,737**	**1.7%**	**0.1%**	**0.2%**	**0.2%**	**0.2%**	**0.2%**
Benefit Payment Account	$3,728,524	1.6%	0.1%	0.2%	0.2%	0.3%	0.2%
Total Other	**$1,418,014**	**0.6%**					
SBH - Transition	$1,418,014	0.6%					

Benchmark

Benchmark History
As of March 31, 2017

Total Fund		
7/1/2016	Present	S&P 500 27.5% / Russell 2000 10% / BBgBarc US Govt/Credit Int TR 10% / NCREIF ODCE Equal Weighted Index 20% / Citi BB/B Ex Split B/CCC Index 5% / MSCI EAFE Value 7.5% / HFRI Fund of Funds Composite Index 5% / Benchmark 7.5% / 91 Day T-Bills 2.5% / HFRX Event Driven Index 5%
3/1/2014	6/30/2016	S&P 500 27.5% / Russell 2000 10% / BBgBarc US Govt/Credit Int TR 10% / NCREIF ODCE Equal Weighted Index 15% / Citi BB/B Ex Split B/CCC Index 7.5% / MSCI EAFE Value 7.5% / HFRI Fund of Funds Composite Index 5% / Benchmark 10% / 91 Day T-Bills 2.5% / HFRX Event Driven Index 5%
7/1/2013	2/28/2014	S&P 500 27.5% / Russell 2000 10% / BBgBarc US Govt/Credit Int TR 10% / NCREIF ODCE Equal Weighted Index 17.5% / Citi BB/B Ex Split B/CCC Index 7.5% / MSCI EAFE Value 7.5% / HFRI Fund of Funds Composite Index 7.5% / 65% MSCI World Index/35% CitigroupWGBI 10% / 91 Day T-Bills 2.5%
10/1/2012	6/30/2013	S&P 500 27.5% / Russell 2000 10% / BBgBarc US Govt/Credit Int TR 10% / NCREIF ODCE Equal Weighted Index 15% / Citi BB/B Ex Split B/CCC Index 10% / MSCI EAFE Value 7.5% / HFRI Fund of Funds Composite Index 7.5% / 65% MSCI World Index/35% CitigroupWGBI 10% / 91 Day T-Bills 2.5%
4/1/2012	9/30/2012	S&P 500 27.5% / Russell 2000 10% / BBgBarc US Govt/Credit Int TR 12.5% / NCREIF ODCE Equal Weighted Index 15% / Citi BB/B Ex Split B/CCC Index 10% / MSCI EAFE Value 7.5% / HFRI Fund of Funds Composite Index 7.5% / 65% MSCI World Index/35% CitigroupWGBI 10%
10/1/2010	3/31/2012	S&P 500 25% / Russell 2000 10% / BBgBarc US Govt/Credit Int TR 15.5% / NCREIF ODCE Equal Weighted Index 10% / Citi BB/B Ex Split B/CCC Index 7.5% / MSCI EAFE Value 10% / HFRI Fund of Funds Composite Index 11% / 65% MSCI World Index/35% CitigroupWGBI 11%
7/1/2008	9/30/2010	S&P 500 45% / BBgBarc US Govt/Credit Int TR 12.5% / NCREIF ODCE Equal Weighted Index 15% / Citi BB/B Ex Split B/CCC Index 7.5% / MSCI EAFE Value 10% / HFRI Fund of Funds Composite Index 10%
10/1/2007	6/30/2008	S&P 500 45% / BBgBarc US Govt/Credit Int TR 15% / NCREIF ODCE Equal Weighted Index 15% / BofA Merrill Lynch High Yield Master 5% / MSCI EAFE Value 10% / HFRI Fund of Funds Composite Index 10%
4/1/2007	9/30/2007	S&P 500 50% / BBgBarc US Aggregate TR 20% / NCREIF ODCE Equal Weighted Index 15% / BofA Merrill Lynch High Yield Master 5% / MSCI EAFE Value 10%
7/1/2006	3/31/2007	S&P 500 60% / BBgBarc US Aggregate TR 20% / NCREIF ODCE Equal Weighted Index 15% / BofA Merrill Lynch High Yield Master 5%
10/1/2005	6/30/2006	S&P 500 60% / BBgBarc US Aggregate TR 30% / NCREIF ODCE Equal Weighted Index 10%
10/1/2004	9/30/2005	S&P 500 60% / BBgBarc US Aggregate TR 30% / NCREIF ODCE Equal Weighted Index 10%
4/1/2000	9/30/2004	S&P 500 70% / BBgBarc US Aggregate TR 25% / NCREIF ODCE Equal Weighted Index 5%
4/1/1996	3/31/2000	S&P 500 70% / BBgBarc US Aggregate TR 30%

Footnotes

- Columbia Partners' inception date is May 8, 2000.

- The Bernstein Fixed Bond Fund was liquidated on March 29, 2001. The proceeds of approximately $7.2 million were transferred to the Mercantile Fixed portfolio.

- MFS was replaced by INTECH on January 26, 2004 with a transfer of $11,539,006.35.

- Delaware Investment Advisers replaced Mercantile Trust and Depository (Fixed) with a transfer of $25,450,408.78 on April 13, 2004.

- Seix Advisors was funded on April 13, 2004 with $5 million from Mercantile Trust and Depository (Equity).

- Voyageur Asset Management was funded on May 17, 2004 with $3 million from Mercantile Trust and Depository (Equity) and $2 million from AllianceBernstein Strategic Equity.

- The Connecticut General value is provided by the fund office.

- Voyageur was terminated in 8/07 and all assets were transferred to fund Columbia Partners.

- On 12/20/16 Tremont Recovery amount of $31,226 was transferred to the Benefit Payment Account. The Tremont Recovery payment is reflected as a gain in the Hedge Fund of Funds group.

- Grosvenor OCF III – the net of fee returns include the accrual of the incentive fee. The difference between the gross and net returns may vary widely due to this accounting. The information reported by IPS is provided by the manager and subject to change.

- Hedge Fund of Funds returns are based on the manager provided estimated value.

- Net of fee returns are net of investment manager fees and are estimated. NOF calculations began 7/1/2009. NOF calculations cannot be calculated for prior time periods.

- Values, flows and returns for all commingled funds, mutual funds and partnerships are provided by the firm managing the assets and cannot be independently verified. Separately managed account returns are calculated by IPS using custodian data.

Index Disclosure

NCREIF ODCE Equal Weighted Index –

- During 2nd Quarter 2014 IPS changed the NCREIF ODCE index to the NCREIF ODCE Equal Weighted Index. The NCREIF ODCE equal weighted index is a better benchmark for comparison in client reports and more representative of the investment opportunities in the real estate class. The cap weighted index is biased and returns are influenced by several large contributors.

ERISA Pension Investment Conference

April 19 – 22, 2016

- **The following investment managers and providers attended and helped to defray the cost of IPS' annual ERISA Pension Investment Conference ("EPIC"). EPIC is an educational conference addressing various issues related to employee benefit plans. IPS does not give preferential treatment to investment managers or any other provider who may pay to attend EPIC.**

Amalgamated Bank of Chicago
American Realty Advisors
ASB Capital Management
Atlanta Capital Management
Baird Advisors / Baird Inv. Mgmt.
BlackRock Financial Mgmt.
Boyd Watterson
Brown Advisory
Chartwell Investment Partners
Christenson Investment Partners
Columbia Partners
Corbin Capital Partners
Earnest Partners
Eaton Vance Management
EnTrust Capital
Evanston Capital Management
Federated Investors
First Eagle Investment Mgmt.
Foundry Partners
Fred Alger Management
Great Lakes Advisors
Grosvenor Capital Management
Hamilton Lane Advisors
HGK Asset Management
Intercontinental Real Estate Corp.
Invesco
Janus Capital
Johnston Asset Management
JP Morgan Asset Management
Kearney Capital Management
Loomis, Sayles & Company
Lord Abbett
LSV Asset Management
MacKay Shields
MEPT/Bentall Kennedy
National Investment Services
Nikko Asset Management
Nuveen Asset Management
Patriot Financial Partners
PENN Capital Management
PIMCO
Post Advisory Group
Principal Global Investors
Rainier Investment Management
Rothschild Asset Management
Ryan Labs Asset Management
Segall Bryant & Hamill
Sierra Investment Partners
The Bank of New York Mellon
The Boston Company
The Yucaipa Companies
Ullico Investment Company
Victory Capital Mgmt.
Washington Capital Management
WEDGE Capital Management
Westfield Capital Management
William Blair & Company

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Expanded Master Consulting Services
Communication Report
Plumbers & Steamfitters Local 486 Pension Fund

Period Ending: January 31, 2017

Prepared On: March 1, 2017

SECTION 1 –ASSET ALLOCATION

Current Recommendation(s):

☑ None ☐ Rebalance ☐ Modify Targets ☐ New Asset Class

- **On January 1, 2016, UA 782 Pension Fund merged into the Plumbers & Steamfitters Local 486 Pension Fund. UA 782 Pension assets of approximately $13M transferred in-kind from Huntington Trust (UA 782 custodian) to PNC on 12/30/2015.** The approved transition manager, Abel Noser, liquidated all assets formerly held by the UA Local 782 Pension Plan by the close of business on January 29, 2016 (totaling approximately $12.4 million).
- At the Board of Trustees' meeting on January 29, 2016, new asset allocation targets were adopted (decreasing allocations to US large cap equities, high yield bonds and global tactical asset classes while increasing allocations to real estate equity and adding an allocation to the private equity asset class). As a result, the following decisions were also approved:
  - Increase allocation to MEPT by an additional $5M (funded by UA 782 proceeds) – this occurred on March 31, 2016.
  - Invest $5M with Columbia Partners (new private equity investment) upon completion and approval of contract and related documents by counsel). Fund from UA 782 proceeds. Cumulative net capital contribution of $1.0M was called through October 2016. The remaining commitment is $3.8M including recallable distributions.
  - The balance of UA 782 proceeds will be utilized as a source of funding: capital calls with Grosvenor OCF IV; cash/benefit needs; or potential rebalancing to other asset classes (based on updated market values in 2016).

Prior Month Recommendation(s):

On February 7, 2017, IPS recommended $3.0M be transferred from cash to Columbia Partners (investment grade fixed income) for rebalancing. The recommendation was approved by the Fund's Investment Committee. The transfer occurred on February 9, 2017.

Prior Month Recommendation(s):

At the September 29, 2016 meeting, the Trustees elected to invest $5.0M in the Grosvenor Opportunistic Credit Fund V to maintain the opportunistic allocation. The IPS due diligence memo was presented and discussed. The current allocations to Grosvenor's other funds were reviewed in detail. Decision: The Trustees agreed with the recommendation.

☑ None ☐ Pending Approval ❑ In Progress ☑ Complete ☐ Further Action Required

Complete: $5.0M committed to Grosvenor OCF V. See Section 5 for further information.

SECTION 2 –INVESTMENT POLICY

Current Recommendation(s):

☑ None ❑ Amendment(s) ❑ Manager Request

Recommendation: None.

Prior Month Recommendation(s):

☑ None ☐ Pending Approval ❑ In Progress ☐ Complete ☐ Further Action Required

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SECTION 3 –INVESTMENT MANAGERS

Current Recommendation(s):

☑ None ☐ Add to Watch List ☐ Termination/Hire ☐ Remove from Watch List ☐ Other

Recommendation: None.

Prior Month Recommendation(s):

❑ None ☐Pending Approval ❑ In Progress ☑ Complete ☐ Further Action Required

PENN Capital – On July 25, 2016, the manager recommended the investment be switched from their High Yield Core LP to High Yield Core II LP to maintain exposure to 144a securities and bank loans. Due to large withdrawals from two clients, the High Yield Core LP lost its Qualified Institutional Buyer Status (making the Fund ineligible to purchase 144a securities). PENN will transfer assets in-kind. There will be a fee savings of approximately 3 – 4 bps. A new subscription agreement will be required. The investment converted to the PENN High Yield Core II LP Fund effective August 31, 2016.

☑ None ☐Pending Approval ❑ In Progress ❑Complete ☐ Further Action Required

<u>Managers currently on watch list</u>
None

<u>Redemption in process</u>
Meridian

On 12/20/16 Tremont Recovery amount of $31,226 was transferred to the Benefit Payment Account. The Tremont Recovery payment is reflected as a gain in the Hedge Fund of Funds group.

SECTION 4 –ACTIONABLE DAILY COMPLIANCE MONITORING (manager purchases in separate accounts)

Current Exception(s):

☑ None

☐ Manager Issue – Exception

Current Recommendation(s): None.

Prior Month Exceptions and/or Recommendation(s):

☑ None ☐Pending Approval ❑ In Progress ❑ Complete ☐ Further Action Required

ExMCS Communication Report summarizes issues, recommendations, and subsequent actions taken between formal Board of Trustees' meetings. Daily Compliance Monitoring only relates to purchases in separate account portfolios. All managers and subsequent issues revealed via quarterly checklists are summarized and presented in the quarterly MCS report.

SECTION 5 –ASSET TRANSFER SUMMARY

In Progress:

Grosvenor – Opportunistic Credit Fund V - $5.0M Commitment
- First capital call – Feb, 2017
- Remaining unfunded commitment $4.7M

Grosvenor – Opportunistic Credit Fund IV - $7.5M Commitment
- Commitment is fully funded

Grosvenor – Opportunistic Credit Fund III - $5.0M Commitment
- Commitment is fully funded
- Distributions Received to Date = $1,722,804

Grosvenor – Opportunistic Credit Fund - $5.0M Commitment
- Commitment is fully funded
- Distributions Received to Date = $6,255,053

Expanded Master Consulting Services
Communication Report
Plumbers & Steamfitters Local 486 Pension Fund

Period Ending: February 28, 2017

Prepared On: April 6, 2017

SECTION 1 –ASSET ALLOCATION

Current Recommendation(s):

☑ None ☐ Rebalance ☐ Modify Targets ❑ New Asset Class

Prior Month Recommendation(s):

On February 7, 2017, IPS recommended $3.0M be transferred from cash to Columbia Partners (investment grade fixed income) for rebalancing. The recommendation was approved by the Fund's Investment Committee. The transfer occurred on February 9, 2017.

Prior Month Recommendation(s):

At the September 29, 2016 meeting, the Trustees elected to invest $5.0M in the Grosvenor Opportunistic Credit Fund V to maintain the opportunistic allocation. The IPS due diligence memo was presented and discussed. The current allocations to Grosvenor's other funds were reviewed in detail. Decision: The Trustees agreed with the recommendation.

☑ None ☐ Pending Approval ❑ In Progress ☑ Complete ☐ Further Action Required

Complete: $5.0M committed to Grosvenor OCF V. See Section 5 for further information.

SECTION 2 –INVESTMENT POLICY

Current Recommendation(s):

☑ None ❑ Amendment(s) ❑ Manager Request

Recommendation: None.

Prior Month Recommendation(s):

☑ None ☐ Pending Approval ❑ In Progress ☐ Complete ☐ Further Action Required

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SECTION 3 –INVESTMENT MANAGERS

Current Recommendation(s):

☐ None ☐ Add to Watch List ☐ Termination/Hire ☐ Remove from Watch List ☑ Other

Recommendation: Prudential Cash Account – On Feb 23, 2017 investment can now be liquidated. Documents are pending.

Prior Month Recommendation(s):

❑ None ☐Pending Approval ❑ In Progress ☑ Complete ☐ Further Action Required

PENN Capital – On July 25, 2016, the manager recommended the investment be switched from their High Yield Core LP to High Yield Core II LP to maintain exposure to 144a securities and bank loans. Due to large withdrawals from two clients, the High Yield Core LP lost its Qualified Institutional Buyer Status (making the Fund ineligible to purchase 144a securities). PENN will transfer assets in-kind. There will be a fee savings of approximately 3 – 4 bps. A new subscription agreement will be required. The investment converted to the PENN High Yield Core II LP Fund effective August 31, 2016.

☑ None ☐Pending Approval ❑ In Progress ❑Complete ☐ Further Action Required

<u>Managers currently on watch list</u>
None

<u>Redemption in process</u>
Meridian

On 12/20/16 Tremont Recovery amount of $31,226 was transferred to the Benefit Payment Account. The Tremont Recovery payment is reflected as a gain in the Hedge Fund of Funds group.

SECTION 4 –ACTIONABLE DAILY COMPLIANCE MONITORING (manager purchases in separate accounts)

Current Exception(s):

☑ None

☐ Manager Issue – Exception

Current Recommendation(s): None.

Prior Month Exceptions and/or Recommendation(s):

☑ None ☐Pending Approval ❑ In Progress ❑ Complete ☐ Further Action Required

ExMCS Communication Report summarizes issues, recommendations, and subsequent actions taken between formal Board of Trustees' meetings. Daily Compliance Monitoring only relates to purchases in separate account portfolios. All managers and subsequent issues revealed via quarterly checklists are summarized and presented in the quarterly MCS report.

SECTION 5 –ASSET TRANSFER SUMMARY

In Progress:

Grosvenor – Opportunistic Credit Fund V - $5.0M Commitment

- First capital call – Feb, 2017
- Remaining unfunded commitment $4.7M

Grosvenor – Opportunistic Credit Fund IV - $7.5M Commitment

- Commitment is fully funded

Grosvenor – Opportunistic Credit Fund III - $5.0M Commitment

- Commitment is fully funded
- Distributions Received to Date = $2,043,682

Grosvenor – Opportunistic Credit Fund - $5.0M Commitment

- Commitment is fully funded
- Distributions Received to Date = $6,255,053

Expanded Master Consulting Services
Communication Report
Plumbers & Steamfitters Local 486 Pension Fund

Period Ending: March 31, 2017

Prepared On: May 10, 2017

SECTION 1 –ASSET ALLOCATION

Current Recommendation(s):

☐ None ☑Rebalance ☐ Modify Targets ❑ New Asset Class

Rebalance $3.0M from Penn Capital (high yield) to First Eagle (International Equity).

Prior Month Recommendation(s):

On February 7, 2017, IPS recommended $3.0M for transfer from cash to Columbia Partners (investment grade fixed income) for rebalancing. The recommendation was approved by the Fund's Investment Committee. The transfer occurred on February 9, 2017.

☐ None ☐ Pending Approval ❑ In Progress ☑ Complete ☐ Further Action Required

Prior Recommendation(s):

At the September 29, 2016 meeting, the Trustees elected to invest $5.0M in the Grosvenor Opportunistic Credit Fund V to maintain the opportunistic allocation. The IPS due diligence memo was presented and discussed. The current allocations to Grosvenor's other funds were reviewed in detail. Decision: The Trustees agreed with the recommendation.

☐ None ☐ Pending Approval ❑ In Progress ☑ Complete ☐ Further Action Required

Complete: $5.0M committed to Grosvenor OCF V. See Section 5 for further information.

SECTION 2 –INVESTMENT POLICY

Current Recommendation(s):

☑ None ❑ Amendment(s) ❑ Manager Request

Recommendation: None.

Prior Month Recommendation(s):

☑ None ☐ Pending Approval ❑ In Progress ☐ Complete ☐ Further Action Required

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SECTION 3 –INVESTMENT MANAGERS

Current Recommendation(s):

☐ None ☐ Add to Watch List ☐ Termination/Hire ☐ Remove from Watch List ☑ Other

Recommendation: Prudential Cash Account – On Feb 23, 2017 investment can now be liquidated. Liquidation is in progress.

Prior Month Recommendation(s):

☑ None ☐Pending Approval ❑ In Progress ☐ Complete ☐ Further Action Required

Managers currently on watch list
None

Redemption in process
Meridian

On 12/20/16 Tremont Recovery amount of $31,226 was transferred to the Benefit Payment Account. The Tremont Recovery payment is reflected as a gain in the Hedge Fund of Funds group.

SECTION 4 –ACTIONABLE DAILY COMPLIANCE MONITORING (manager purchases in separate accounts)

Current Exception(s):

☑ None

☐ Manager Issue – Exception

Current Recommendation(s): None.

Prior Month Exceptions and/or Recommendation(s):

☑ None ☐Pending Approval ❑ In Progress ❑ Complete ☐ Further Action Required

ExMCS Communication Report summarizes issues, recommendations, and subsequent actions taken between formal Board of Trustees' meetings. Daily Compliance Monitoring only relates to purchases in separate account portfolios. All managers and subsequent issues revealed via quarterly checklists are summarized and presented in the quarterly MCS report.

SECTION 5 –ASSET TRANSFER SUMMARY

In Progress:

Grosvenor – Opportunistic Credit Fund V - $5.0M Commitment
- First capital call – Feb, 2017
- Remaining unfunded commitment $4.4M

Grosvenor – Opportunistic Credit Fund IV - $7.5M Commitment
- Commitment is fully funded

Grosvenor – Opportunistic Credit Fund III - $5.0M Commitment
- Commitment is fully funded
- Distributions Received to Date = $2,402,539 as of 3/8/2017 distribution

Grosvenor – Opportunistic Credit Fund - $5.0M Commitment
- Commitment is fully funded
- Distributions Received to Date = $6,261,628 as of 2/7/2017 distribution

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ASSET ALLOCATION
AND FUND STRUCTURE REVIEW

Plumbers & Steamfitters Local 486 Pension Fund

June 22, 2017

INVESTMENT PERFORMANCE SERVICES, LLC

Richard Sichel, Jr. – President

10 – 20 Years Annualized Expectations

Equity Asset Class	Return	Risk
U.S. Large Cap	7.25%	16.00
U.S. Mid Cap	7.50%	18.00
U.S. Smid Cap	7.50%	21.00
U.S. Small Cap	7.75%	24.00
International Large Cap	7.75%	18.00
International Small Cap	8.25%	22.00
Emerging Markets	9.75%	25.00
Global Equity	7.50%	17.50

Fixed Income Asset Class	Return	Risk
Cash Equivalents	2.00%	0.50
Short-term Gov /Credit	2.50%	2.50
Intermediate Investment Grade	3.00%	4.00
Core Investment Grade	3.25%	5.00
Mortgages	4.00%	4.00
Short Duration High Quality High Yield	5.50%	6.00
High Quality High Yield	6.00%	9.00
Opportunistic Fixed Income	4.50%	6.00
Short Duration Global Bonds	3.50%	5.50
Core Plus Bonds	3.75%	5.80

Alternatives Asset Class	Return	Risk
Multi-Strategy Hedge Fund of Funds	4.50%	6.00
Opportunistic Hedge Fund of Funds	8.00%	8.50
Long Short Equity Hedge Fund of Funds	6.00%	10.00
Global Tactical Asset Allocation	7.00%	12.50
Core Real Estate	7.75%	7.50
Value -Add Real Estate	9.00%	9.50
REITS	7.75%	21.00
Private Equity FOF	10.00%	16.00
Private Equity Secondaries	10.00%	14.00
Infrastructure	7.00%	13.50
Risk Parity	6.50%	16.00
Commodities	3.75%	18.50

- IPS Investment Committee Jan 2017.
- Inflation expectation 2.50%.
- The above chart represents an annualized return forecast for different asset classes using index returns (net of fees). These forecasts are forward-looking assumptions based on reasonable beliefs of the IPS Investment Committee, but are not a guarantee of future performance. Actual results may differ from the forecast above.

Investment Performance Services, LLC
Model Asset Class Constraints

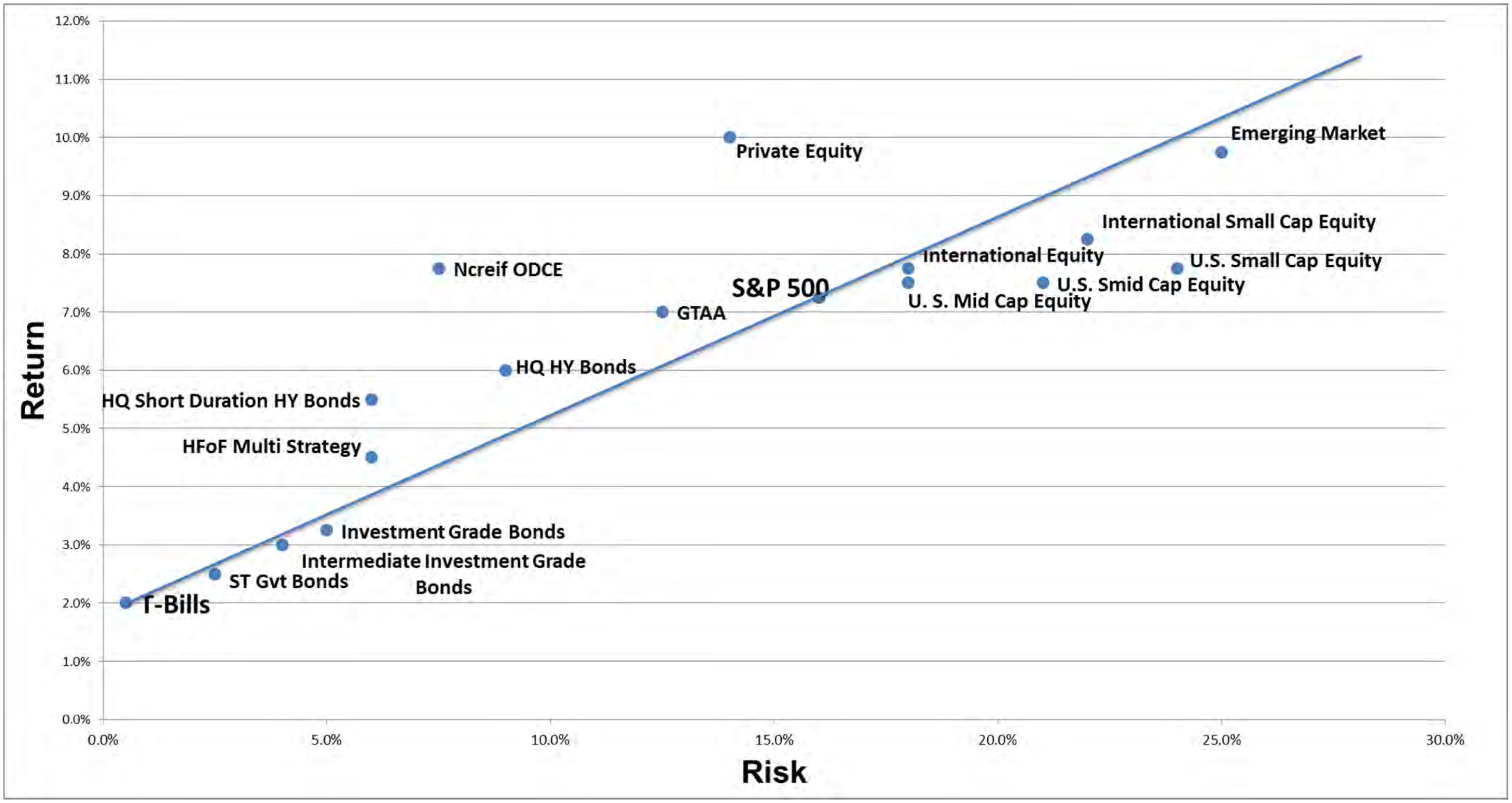
Total Domestic Equity	60%	Max
Domestic Large Cap Equity	25%	Min
Small, Mid and Smid Cap Equity	20%	Max
International Equity Large Cap	15%	Max
International Small Cap Equity	5%	Max
Fixed Investment Grade (Includes Short Term & Intermediate)	10%	Min
High Quality High Yield Bonds (Includes Short Duration)	20%	Max
Real Estate - Core	15%	Max
Real Estate – Value Add	5%	Max
Hedge Fund of Funds – Multi Strategy	10%	Max
Opportunistic	5%	Max
Global Tactical Asset Allocation	15%	Max
Private Equity Secondaries	2.5%	Max

The Asset Allocation modeling requires the mathematical construction of an efficient frontier of various portfolios with distinct asset allocations and risk and return characteristics. The modeling process also requires the imposition of constraints, so that the efficient frontier represents a prudently diversified portfolio with adequate consideration of the liquidity needs and investment time horizon. Unconstrained optimization frequently generates allocations that have superior risk/reward characteristics, but the resulting allocations may not be adequately diversified and/or may have high allocations to illiquid investments.

The constraints shown are used for modeling purposes only. They should not be construed as suggested or recommended allocations, or limits on allocations, to any asset class or investment strategy. Each client fund has different facts, circumstances, time horizon, risk tolerance levels, return objectives, investment preferences, cash flows, and liquidity requirements. As such, each client's investment policy may differ materially from the constraints shown above.

IPS Investment Committee Jan 2017

IPS 2016 Capital Market Assumptions



Investment Performance Services, LLC
Asset Class Correlations

Assumption table:

	Large Stocks	Mid Stocks	Smid Stocks	Small Stocks	REIT	Internt'l	Global Stocks	Emerg	Intern'l Small	T-BILL	ST Gvt/Credit	Interm Inv Grd	Core Inv Grd	SD HY	HY	Mult Fx Inc	SD Global Bnd	RE	VA	PE	HFoF Multi	Opp	HFoF LS	GTAA	Risk Parity	Comm	Infra
Return	7.25	7.50	7.50	7.75	7.75	7.75	7.50	9.75	8.25	2.00	2.50	3.00	3.25	5.50	6.00	4.50	3.50	7.75	9.00	10.00	4.50	8.00	6.00	7.00	6.50	3.75	7.00
Risk	16.00	18.00	21.00	24.00	21.00	18.00	17.50	25.00	22.00	0.50	2.50	4.00	5.00	6.00	9.00	6.00	5.50	7.50	9.50	14.00	6.00	8.50	10.00	12.50	16.00	18.50	13.50
Correlations																											
Large Stocks	1.00																										
Mid Stocks	0.94	1.00																									
Smid Stocks	0.93	0.96	1.00																								
Small Stocks	0.91	0.94	0.97	1.00																							
REITS	0.73	0.77	0.76	0.74	1.00																						
International Stocks	0.88	0.87	0.82	0.78	0.66	1.00																					
Global Stocks	0.94	0.93	0.90	0.86	0.71	0.96	1.00																				
Emerging Markets	0.77	0.79	0.74	0.70	0.58	0.87	0.89	1.00																			
International Small Cap Stocks	0.83	0.84	0.81	0.76	0.63	0.94	0.93	0.86	1.00																		
T-Bill	-0.16	-0.17	-0.16	-0.15	-0.12	-0.12	-0.13	-0.06	-0.18	1.00																	
Short Term Gvt/Credit	-0.08	-0.07	-0.11	-0.14	0.04	0.07	0.01	0.12	0.06	0.42	1.00																
Intermediate Investment Grade	0.03	0.05	-0.01	-0.05	0.25	0.15	0.11	0.20	0.15	0.12	0.78	1.00															
Core Investment Grade	0.02	0.03	-0.02	-0.07	0.26	0.13	0.09	0.18	0.13	0.07	0.71	0.96	1.00														
Short Duration HQ High Yield	0.60	0.67	0.62	0.55	0.55	0.65	0.66	0.67	0.69	-0.16	0.20	0.32	0.29	1.00													
High Quality High Yield	0.68	0.74	0.70	0.65	0.67	0.73	0.74	0.72	0.73	-0.17	0.10	0.27	0.25	0.92	1.00												
Multi Strategy Fixed Income	0.29	0.27	0.22	0.18	0.36	0.46	0.41	0.47	0.46	0.11	0.66	0.75	0.73	0.35	0.35	1.00											
Short Duration Global Bonds	0.32	0.31	0.26	0.22	0.39	0.50	0.45	0.51	0.50	0.10	0.65	0.74	0.72	0.39	0.40	0.98	1.00										
Core Real Estate	0.12	0.09	0.08	0.09	0.11	0.05	0.07	-0.03	0.02	0.09	-0.24	-0.16	-0.13	-0.16	-0.08	-0.08	-0.08	1.00									
Value-Add Real Estate	0.14	0.10	0.10	0.11	0.13	0.07	0.08	-0.02	0.03	0.09	-0.23	-0.15	-0.12	-0.17	-0.08	-0.07	-0.07	0.98	1.00								
Private Equity	0.91	0.94	0.97	0.98	0.74	0.78	0.86	0.70	0.76	-0.15	-0.14	-0.05	-0.07	0.55	0.65	0.18	0.22	0.09	0.11	1.00							
Multi Strategy HFoF	0.71	0.74	0.68	0.63	0.39	0.77	0.78	0.75	0.80	-0.11	-0.06	-0.01	-0.03	0.62	0.65	0.18	0.22	0.12	0.13	0.63	1.00						
Opportunistic	0.72	0.78	0.74	0.69	0.71	0.76	0.78	0.75	0.76	-0.19	0.09	0.25	0.23	0.90	0.97	0.36	0.40	-0.10	-0.10	0.69	0.65	1.00					
Long/Short Equity HFOF	0.86	0.89	0.86	0.81	0.56	0.89	0.92	0.89	0.90	-0.14	-0.03	0.00	-0.03	0.69	0.73	0.28	0.32	0.03	0.04	0.81	0.91	0.76	1.00				
GTAA	0.92	0.89	0.86	0.81	0.72	0.95	0.96	0.86	0.92	-0.09	0.14	0.24	0.22	0.64	0.71	0.56	0.60	0.07	0.08	0.81	0.72	0.75	0.87	1.00			
Risk Parity	0.55	0.52	0.47	0.43	0.53	0.69	0.66	0.67	0.67	0.07	0.52	0.61	0.59	0.45	0.48	0.94	0.94	-0.02	0.00	0.43	0.38	0.50	0.52	0.78	1.00		
Commodities	0.49	0.51	0.47	0.42	0.31	0.58	0.59	0.65	0.58	0.04	0.16	0.11	0.07	0.49	0.50	0.42	0.45	0.12	0.13	0.42	0.60	0.51	0.65	0.60	0.53	1.00	
Infrastructure	0.78	0.73	0.68	0.63	0.60	0.84	0.83	0.73	0.77	-0.06	0.11	0.27	0.29	0.52	0.60	0.53	0.56	0.11	0.13	0.63	0.63	0.62	0.71	0.86	0.71	0.50	1.00

A Correlation of 1.00 indicates two series move perfectly together
while a -1.00 shows they move perfectly opposite one another.

Investment Performance Services, LLC
Asset Allocation Review

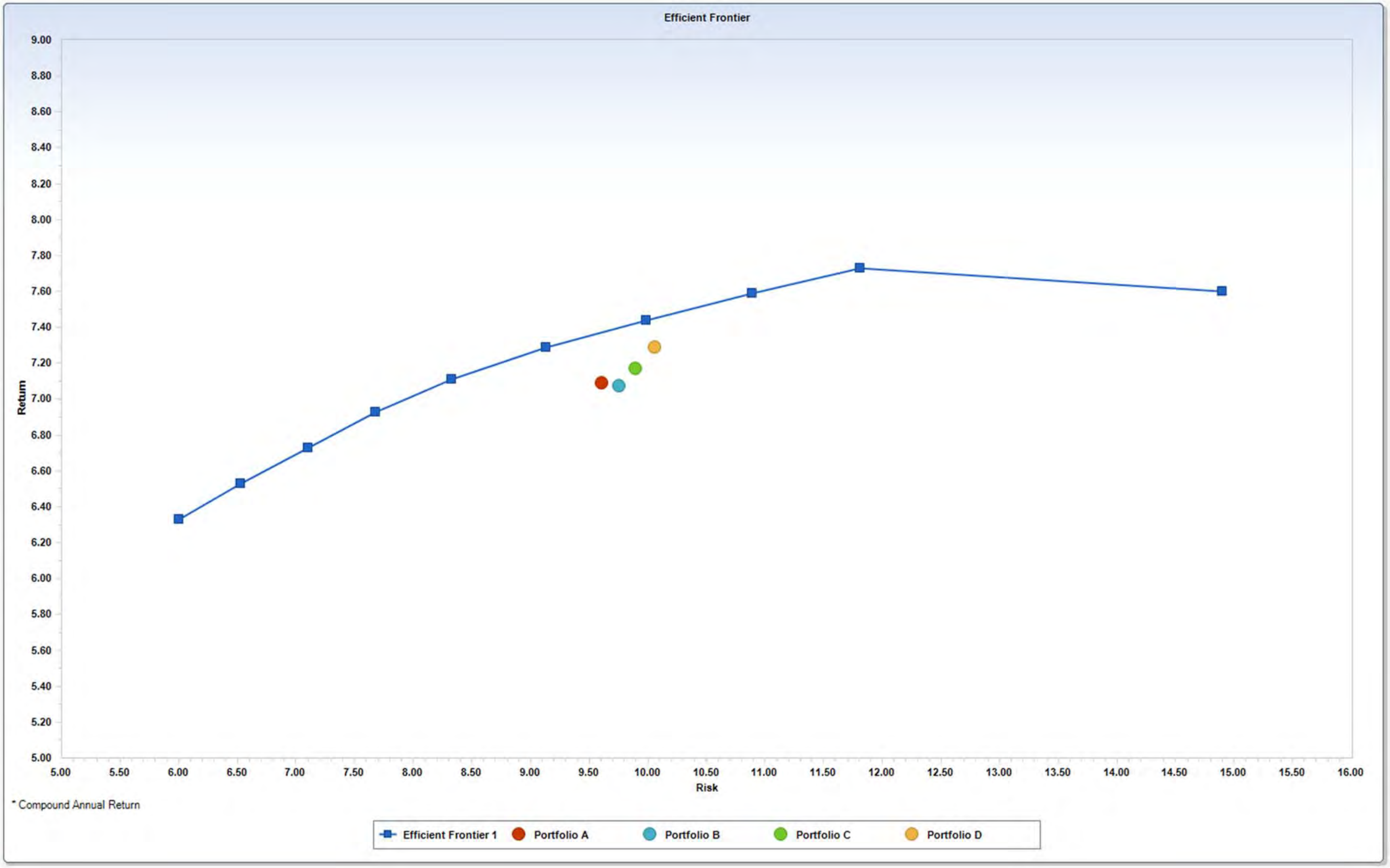
Efficient Frontier Report										
Asset	Portfolio 1	Portfolio 2	Portfolio 3	Portfolio 4	Portfolio 5	Portfolio 6	Portfolio 7	Portfolio 8	Portfolio 9	Portfolio 10
Large Cap Stocks	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	40.00
Mid Cap Stocks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Smid Cap Stocks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Small Cap Stocks	0.00	0.00	0.00	0.00	0.00	0.78	4.61	8.41	12.60	20.00
International Stocks	0.00	0.00	0.00	0.00	1.22	13.36	15.00	15.00	15.00	15.00
International Small Cap Stocks	0.00	0.00	0.00	0.37	5.00	5.00	5.00	5.00	5.00	5.00
T-Bill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Short Term Gov't Credit	1.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Intermediate Bonds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Core Bonds	26.29	22.67	17.29	12.13	10.00	10.00	10.00	10.00	10.00	10.00
Short Duration High Yield Bonds	20.00	20.00	20.00	20.00	20.00	18.36	12.89	6.20	0.00	0.00
High Yield Bonds	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Multi Strategy HFoF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Opportunistic	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	2.50
GTAA	0.00	4.83	10.21	15.00	11.28	0.00	0.00	2.89	4.90	0.00
Real Estate	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	0.00
Value Add	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
PE	2.33	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50
Return	6.33	6.53	6.73	6.93	7.11	7.29	7.44	7.59	7.73	7.60
Risk	6.00	6.53	7.10	7.68	8.33	9.13	9.99	10.89	11.81	14.90
Return/Risk	1.05	1.00	0.95	0.90	0.85	0.80	0.75	0.70	0.66	0.51

* Compound annual return.
* Returns based on a geometric calculation.

	% Asset Class Target														
	US LC Equity	Smid Cap Equity	Internat'l Eq	Fixed Income Interm	Short Duration HY	High Yield	Real Estate	Value Add	HFoF-Multi Strategy	Opp	GTAA	PE	Cash	Expected Return	Risk	Comments
Plumbers & Steamfitters Local 486 Pension Fund - A	25.0	10.0	7.5	10.0	0.0	5.0	20.0	0.0	5.0	5.0	7.5	2.5	2.5	7.09%	9.61	Investment Policy Targets
Actual - B	26.0	11.0	6.0	7.0	0.0	8.0	19.0	0.0	5.0	6.0	8.0	0.5	4.0	7.07%	9.76	Allocation as of April 30, 2017
Scenario 1 -C	25.0	10.0	7.5	10.0	0.0	5.0	**15.0**	**2.5**	5.0	5.0	7.5	**5.0**	2.5	7.17%	9.90	Decrease core real estate; add allocation to value add real estate; increase private equity
Scenario 2 -D	25.0	10.0	7.5	**7.5**	0.0	5.0	**15.0**	**2.5**	5.0	**7.5**	7.5	**5.0**	2.5	7.29%	10.06	Decrease domestic fixed income and core real estate; add allocation to value add real estate; increase private equity and opportunistic

Scenarios are shown for illustrative purposes.
The Fund’s assumption rate as determined by the plan actuary is 7.5%

Plumbers & Steamfitters Local 486
Pension Fund



Glossary of Investment Terminology

Total Return	The annual return on an investment including appreciation, depreciation and income (interest, dividends, net operating income).
Alpha	The excess return (positive or negative) generated by active portfolio management and security selection, relative to a benchmark.
Beta	A historical measure of an investment's volatility relative to the market. The beta of the market is 1.0 (as represented by a benchmark such as the S&P 500 Index). A beta of greater than 1.0 indicates an investment with greater volatility than the benchmark. A beta of less than 1.0 indicates less volatility than the benchmark.
Standard Deviation	Standard deviation is a statistical measurement of the dispersion of a set of data from its mean. The more spread apart the data are, the greater the standard deviation.
Risk	For an investment portfolio, risk is typically defined as the volatility of the returns, as measured by calculating the standard deviation. The risk does not necessarily indicate the risk of loss, but does indicate the risk of inconsistent returns.
Capture Ratio	Calculates how well a manager performs in a rising or falling market as a percentage of a benchmark. In a rising market, a percentage of 100 or better is preferred, and indicates the manager exceeded the benchmark (upside capture ratio). In a falling market, a percentage of less than 100 is preferred, indicating that the manager lost less than the benchmark (downside capture ratio).
Correlation	A statistical measure of how two asset classes perform in relation to each other. Asset classes with a correlation of 1.0 have perfect positive correlation (exactly the same). Assets with perfect negative correlation of -1.0 will perform equally but in opposite directions.
Efficient Frontier	A series of portfolios with the maximum expected return for any level of risk, which is calculated based on assumptions of risk, return and correlation. These portfolios are shown graphically on a risk and return chart, and represent the most efficient tradeoff between risk and return.
Market Cap	The dollar value of a corporation, which is calculated by multiplying the share price and the number of outstanding shares.
Large Cap	Stocks which typically have a market capitalization of $10 billion or higher.
Mid Cap	Stocks which typically have a market capitalization of $2 to $10 billion.
Small Cap	Stocks which typically have a market capitalization of $2 billion or less.
Geometric Calculation	Geometric Calculations are used when determining an annualized investment return and tends to dampen the effect of very high or very low values. The result is a number that is smaller than (or equal to) the arithmetic average of the values.
Compound Annual Returns	Compound annual returns show the annual investment return, assuming the investment grew at a constant rate, and reflects the impact of the time in the calculation of an investment return.
Return/Risk Ratio	The return/risk ratio is the expected return of an investment divided by the expected standard deviation (risk). When comparing return/risk ratios a higher value is presumed to be better than a lower value

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Plumbers and Steamfitters Local 486 Pension Fund

Preliminary Monthly Performance Analysis

Period Ended

April 30, 2017

Total Plan Growth of Assets

Summary of Cash Flows

	Last Month	Year-To-Date
Beginning Market Value	$227,912,092	$219,260,266
Net Cash Flow	-$154,084	-$191,903
Net Investment Change	$1,856,523	$10,546,168
Ending Market Value	$229,614,531	$229,614,531

Allocation vs. Targets and Policy

	Current Balance	Current Allocation	Policy	Policy Range	Difference	Difference
U.S. Large Cap Equity	$60,131,630	26.2%	25.0%	20.0% - 30.0%	1.2%	$2,727,998
U.S. Small / Mid Cap Equity	$25,580,942	11.1%	10.0%	5.0% - 15.0%	1.1%	$2,619,489
International Equity	$13,118,544	5.7%	7.5%	2.5% - 12.5%	-1.8%	-$4,102,546
Investment Grade Fixed Income	$17,471,642	7.6%	10.0%	5.0% - 15.0%	-2.4%	-$5,489,811
High Yield Fixed Income	$17,661,688	7.7%	5.0%	0.0% - 10.0%	2.7%	$6,180,961
Real Estate	$43,760,969	19.1%	20.0%	15.0% - 25.0%	-0.9%	-$2,161,938
Private Equity	$1,259,817	0.5%	2.5%	0.0% - 7.5%	-2.0%	-$4,480,546
Multi-Strategy Hedge Fund of Funds	$10,489,551	4.6%	5.0%	0.0% - 10.0%	-0.4%	-$991,176
Opportunistic Investments	$12,846,416	5.6%	5.0%	0.0% - 10.0%	0.6%	$1,365,689
Global Tactical Asset Allocation	$19,309,395	8.4%	7.5%	2.5% - 12.5%	0.9%	$2,088,305
Cash Equivalents	$7,983,937	3.5%	2.5%	0.0% - 5.0%	1.0%	$2,243,574
Total	**$229,614,531**	**100.0%**	**100.0%**			

- Allocation targets effective July, 2016.

Performance Summary (Gross of Fees) - Annualized

	Market Value	% of Portfolio	Ending April 30, 2017	
			1 Mo	YTD
Total Fund	**$229,614,531**	**100.0%**	**0.8%**	**4.9%**
Total Domestic Equity	**$85,712,573**	**37.3%**	**1.3%**	**8.1%**
S&P 500			*1.0%*	*7.2%*
Wedge Capital Management	$30,087,399	13.1%	0.2%	4.4%
Russell 1000 Value			*-0.2%*	*3.1%*
Fred Alger Management, Inc.	$30,044,231	13.1%	2.5%	14.0%
Russell 1000 Growth			*2.3%*	*11.4%*
Rothschild U.S. Small/Mid Cap Core	$25,576,011	11.1%	1.2%	6.1%
Russell 2500			*0.8%*	*4.6%*
Columbia Partners Investment Management	$4,931	0.0%		
Total International Equity	**$13,118,544**	**5.7%**	**1.0%**	**7.7%**
MSCI EAFE Value			*2.1%*	*8.3%*
First Eagle International Value Fund LP	$13,118,544	5.7%	1.0%	7.7%
MSCI EAFE Value			*2.1%*	*8.3%*
Total Investment Grade Fixed Income	**$15,073,226**	**6.6%**	**0.6%**	**1.2%**
BBgBarc US Govt/Credit Int TR			*0.6%*	*1.4%*
Columbia Partners Investment Management	$15,073,226	6.6%	0.6%	1.2%
BBgBarc US Govt/Credit Int TR			*0.6%*	*1.4%*

Performance Summary (Gross of Fees) - Annualized

	Market Value	% of Portfolio	Ending April 30, 2017 1 Mo	YTD
Total Fixed High Yield	**$17,661,688**	**7.7%**	**1.1%**	**3.5%**
Citi BB/B Ex Split B/CCC Index			*1.2%*	*3.2%*
PENN Core High Yield Fund II, L.P.	$17,661,688	7.7%	1.1%	3.5%
Citi BB/B Ex Split B/CCC Index			*1.2%*	*3.2%*
Total Mortgages	**$2,398,416**	**1.0%**	**0.5%**	**1.7%**
BBgBarc US Aggregate TR			*0.8%*	*1.6%*
Ullico "J" For Jobs	$2,398,416	1.0%	0.5%	1.7%
BBgBarc US Aggregate TR			*0.8%*	*1.6%*
Total Real Estate	**$43,760,969**	**19.1%**		
Multi-Employer Property Trust	$20,193,744	8.8%		
American Core Realty Fund, LLC	$23,567,225	10.3%		
Total Private Equity	**$1,259,817**	**0.5%**		
Columbia Partners Private Equity	$1,259,817	0.5%		
Total Hedge Fund of Funds-Multi-Strategy	**$10,489,551**	**4.6%**	**0.3%**	**2.3%**
HFRI Fund of Funds Composite Index			*0.5%*	*2.9%*
Grosvenor Institutional Partners, L.P.	$10,409,956	4.5%	0.3%	2.3%
HFRI Fund of Funds Composite Index			*0.5%*	*2.9%*
MDF Special Investments SPC, Ltd. / MDEF June 2011 / Pool 12/11	$79,595	0.0%		
Total Opportunistic Investments	**$12,846,416**	**5.6%**	**0.2%**	**3.0%**
HFRX Event Driven Index			*0.7%*	*3.7%*
Grosvenor Opportunistic Credit Fund	$17,871	0.0%	-0.3%	-1.3%
HFRX Event Driven Index			*0.7%*	*3.7%*

Performance Summary (Gross of Fees) - Annualized

	Market Value	% of Portfolio	Ending April 30, 2017 1 Mo	YTD
Grosvenor Opportunistic Credit Fund III	$3,683,476	1.6%	1.0%	4.2%
HFRX Event Driven Index			*0.7%*	*3.7%*
Grosvenor Opportunistic Credit Fund IV	$8,571,815	3.7%	-0.1%	2.6%
HFRX Event Driven Index			*0.7%*	*3.7%*
Grosvenor Opportunistic Credit Fund V	$573,254	0.2%	0.0%	--
HFRX Event Driven Index			*0.7%*	--
Total Global Tactical Asset Allocation	**$19,309,395**	**8.4%**	**1.3%**	**5.9%**
65% MSCI World Index/35% CitigroupWGBI			*1.4%*	*6.2%*
BlackRock Global Allocation Collective Trust Fund	$19,309,395	8.4%	1.3%	5.9%
Benchmark			*1.4%*	*5.8%*
65% MSCI World Index/35% CitigroupWGBI			*1.4%*	*6.2%*
Total GICs	**$2,786,943**	**1.2%**	**0.2%**	**0.8%**
Ullico Accumulation Account	$2,786,943	1.2%	0.2%	0.8%
Total Cash	**$3,961,975**	**1.7%**	**0.0%**	**0.1%**
Benefit Payment Account	$3,856,840	1.7%	0.0%	0.1%
Total Other	**$1,235,019**	**0.5%**		
SBH - Transition	$1,235,019	0.5%		

Footnotes

- MDF Special Investments SPC, Ltd / MDEF June 2011/ Pool 12/11 market value is as of 9/30/16, plus or minus any flows.
- Real Estae is valued quarterly. Market value is as of 3/31/17.
- Private Equity market value is as of 12/31/16
- On 3/31/17 Grosvenor Opportunistic Credit Fund III transferred $215,213 to Grosvenor Opportunistic Credit Fund V escrow account.
- On 4/1/17 Grosvenor Opportunistic Credit Fund V called $110,078, which came from escrowed value.
- On 4/1/17 Multi – Employer Property Trust transferred $157,296 to Benefit Payment Account.
- On 4/7/17 Grosvenor Opportunistic Credit Fund transferred $10,682 to Benefit Payment Account.
- On 4/28/17 SBH Transition transferred $183,678 to Columbia PE.
- On 4/28/17 Prudential was fully redeemed and funds totaling $112,645 were transferred to the benefit payment account.

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Plumbers & Steamfitters Local 486 Pension Fund

Investment Manager Review

Real Estate Style
For the Period Ending March 31, 2017

Executive Summary

Manager Search Process

- First, we assist the Trustees in specifying the characteristics of the investment manager that will satisfy the needs of the Fund. This is accomplished within the confines of the Board's investment and diversification guidelines.

- IPS develops a list of qualified candidates for each asset class and investment style. Investment manager candidates are thoroughly researched from various sources, including the Wilshire Compass database, Morningstar mutual fund database, and industry/public information. This information is scrutinized for fit against specific selection criteria. The purpose of this due diligence discipline is to reduce the immense list of potential candidates to a manageable group of firms with an impartial eye on meeting <u>all</u> selection criteria.

- Consistency of performance is a key component of the search process. IPS is mindful of the mathematics of an investment loss which requires the achievement of higher rates of performance to recover from a loss. Investment managers that "hit singles and doubles but seldom strike out" are preferred. IPS believes that managers who can provide this profile of performance will rank well when longer time periods are considered.

- Consistency of results among the manager's total accounts is critical as the Pension trustees are hiring the investment firm, not a unique portfolio manager of record.

- IPS does not sell products or services to investment managers. However, such managers may pay IPS to attend and to help defray the cost of IPS' annual ERISA Pension Investment Conference ("EPIC"), an educational conference devoted to various issues relating to employee benefit plans. IPS does not give preferential treatment to investment managers who pay to attend and help defray the costs of EPIC.

- It is important to note that no fees are paid to IPS by any investment manager to be included in a search or database. The only requirement placed upon the manager is their willingness to submit and maintain data concerning their firm, its investment products, and performance results.

- For every investment manager search, IPS sends a Request for Information (RFI) to each potential candidate, regarding the product characteristics, performance, personnel, investment process and other relevant criteria, as part of the IPS due diligence process. A copy of the RFI for each manager has been provided to the Fund's Administrator and additional copies can be provided to the Trustees upon request.

- The next step can be a presentation of background information regarding the top firms meeting all the selection criteria. From this list, the very best firms will be asked to make personal interviews and presentations by their principals and/or managers who will actually manage the fund's assets. We will assist in the review of these candidates to help the Board of Trustees choose the best candidates.

- The last meeting is the personal presentation of the final group of candidates who appear to best meet the needs of the Trustees and their objectives. The manager presentation is a very important step in the trustee's process of evaluating and comparing the candidates. The conclusion of the search process is the selection of the firm(s) by the client to manage the assets. IPS does not recommend any particular firm to be hired, but rather conducts due diligence so that a client can make an informed decision.

- Finally, when needed, we will assist the client in the coordination and transition between the custodian and new manager to insure a carefully supervised transfer of assets.

- Importantly, as part of our ongoing performance evaluation reports, we will review the manager transfer as it occurs, and ensure the accurate accounting of the changes made.

Perspective on Performance and Risk Data

The Manager Profiles include historical performance results. It is important to remember that past performance is not to be construed as a guarantee of future performance. The key to using historical performance data is to develop an expectation of returns during various market environments and to determine which type of return (and thus which type of manager) best suits the client's needs. We use historical data to "look behind" the managers' numbers for consistency of returns and to inspect how they preserve capital over full market cycles and in declining markets.

Included within the Manager Profiles are the following: firm's history, fund styles, fees, volatility, relative performances, and risk measures. This information is critical when comparing the candidates among each other. The material is presented in a consistent fashion to ensure there is a level playing field.

ERISA Pension Investment Conference

April 19 – 22, 2016

- The following investment managers included in this search attended and helped to defray the cost of IPS' annual ERISA Pension Investment Conference ("EPIC"). EPIC is an educational conference addressing various issues related to employee benefit plans. IPS does not give preferential treatment to investment managers or any other provider who may pay to attend EPIC.

    - Intercontinental Real Estate

Plumbers & Steamfitters Local 486 Pension Fund
Investment Manager Comparison Summary
Real Estate Style

Investment Manager/ Location	Year Established/ Ownership	Total/ Taft-Hartley Assets under Management (1)	Total Assets Managed in Style (1)	Investment Vehicle/ Minimum Invest. (2)	Management Fee	Incentive Fee	Accepts HW Assets	408(b)(2) Provided
Intercontinental Real Estate Corp. Boston, MA	1998 Employee Owned	\$6,374 \$4,073	\$6,100	Commingled Fund \$2,000,000	110 Bps < \$25MM 100 Bps \$25-\$50MM 85 Bps \$50-\$100MM 75 Bps Over \$100MM	None	Yes	Yes

(1) As of 3/31/17 in millions.
(2) Commingled funds have proprietary investment policies that govern their investment activities. Those policies may differ from those of their separately managed clients.

Plumbers & Steamfitters Local 486 Pension Fund
Investment Manager Review
Real Estate Style

Comparison for Periods Ending 3/31/2017	QTR	YTD	1 Year	3 Year	5 Year	7 Year	10 Year
Intercontinental Real Estate Corporation - US REIF	1.59	1.59	13.19	12.81	13.78	13.08	5.35
NCREIF NFI-ODCE Equal Weighted Index	**1.81**	**1.81**	**8.60**	**11.99**	**12.00**	**13.48**	**5.40**

The investment policy guidelines of each individual portfolio within the composite results presented above may differ among each other. In addition, the investment policy guidelines of commingled and institutional mutual funds may differ from investment guidelines governing separately managed portfolios. Composite results are reported gross of investment management fees.

Plumbers & Steamfitters Local 486 Pension Fund
Investment Manager Review
Real Estate Style

Comparison for Periods Ending 12/31	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006
Intercontinental Real Estate Corporation - US REIF	12.41	12.66	13.66	16.44	15.31	15.87	5.80	-32.91	-0.07	4.38	N/A
NCREIF NFI-ODCE Equal Weighted Index	**9.28**	**15.17**	**12.39**	**13.34**	**11.02**	**15.96**	**16.14**	**-30.66**	**-10.37**	**16.09**	**16.15**

The investment policy guidelines of each individual portfolio within the composite results presented above may differ among each other. In addition, the investment policy guidelines of commingled and institutional mutual funds may differ from investment guidelines governing separately managed portfolios. Composite results are reported gross of investment management fees.

Plumbers & Steamfitters Local 486 Pension Fund
Investment Manager Comparison Summary
Real Estate Style

Firm Name	Beta Ratio 3 Yr/ 5 Yr (1)	Sharpe Ratio 3 Yr/ 5 Yr (2)	Tracking Error 3 Yr/ 5 Yr (3)	Information Ratio 3 Yr/ 5 Yr (4)	Consistency 3 Yr/ 5 Yr (5)	Standard Deviation 3 Yr/ 5 Yr (6)	Up Mkt Capture Ratio 3 Yr/ 5 Yr (7)	Down Mkt Capture Ratio 3 Yr/ 5 Yr (7)
Intercontinental Real Estate Corp. Boston, MA	0.41 0.40	4.06 4.53	3.08 2.98	0.24 0.53	42% 50%	3.1 3.0	108% 119%	N/A N/A
NCREIF NFI-ODCE Equal Weighted						**1.4** **1.2**		

(1) Beta Ratio - Indicates the volatility of a portfolio relative to a benchmark. For example, a portfolio with a beta value of 1.25 in an up market is expected to perform 25% better than the benchmark; a portfolio with a beta of .80 in an up market is expected to perform 20% worse than the benchmark; and a portfolio with a beta 1.0 is expected to perform in line with the benchmark.

(2) Sharpe Ratio - A measure of the excess return per unit of risk. The ratio is calculated by subtracting the risk-free rate (i.e. T-Bills) from the rate of return for a portfolio and dividing the result by the standard deviation of the portfolio returns. The greater a portfolio's ratio, the better its risk-adjusted performance.

(3) Tracking Error - A measure of how closely a portfolio's return follows its benchmark. The statistic is measured by the standard deviation of the difference between the portfolio and index returns. The higher the tracking error, the higher the variability of the portfolio returns around the benchmark. For example, a tracking error of 2.00 indicates the portfolio's return is 200 basis points higher than the associated benchmark.

(4) Information Ratio - The ratio compares the annualized returns of the portfolio with the benchmark, by taking the excess return divided by tracking error. The ratio indicates the risk-adjusted excess return of the manager over the benchmark. The higher the ratio, the higher the excess return of the manager given the level of risk.

(5) Consistency is defined as the percentage of months the manager outperformed the index.

(6) Standard Deviation - A statistical measure of dispersion about an average depicting how widely returns varied over a certain period of time. An investment manager with a measure in excess of the index historically had volatility greater than the index.

(7) Capture ratios and calculations are based on quarterly performance results provided by the investment managers to the Wilshire Compass data base. Up and down market capture ratios indicate the percentage of the "market's" performance captured by an investment manager. For example, a manager with a downside capture of 80% generated a return that was less negative than the market (i.e. S&P -1.0% vs. manager -.8%); a manager with a downside capture of 120% generated a return that was more negative than the market (i.e. S&P -1.0% vs. manager -1.2%); and a manager with a downside capture of -100% generated a positive return in a negative market environment (i.e. S&P -1.0% vs. manager +1.0%).

Memo

To: Board of Trustees – Plumbers and Steamfitters Local 486 Pension Fund

From: Richard I. Sichel, Jr.

Date: June 22, 2017

CC: Fund Administrator; Fund Counsel

Re: GCM Grosvenor Secondary Opportunities Fund II (SOF II)

IPS has conducted several meetings with GCM Grosvenor's Customized Fund Investment Group (the "Private Markets team") over the past two years, following Grosvenor's acquisition of the Credit Suisse Customized Fund Investment Group ("CFIG") in 2014. These meetings occurred via teleconference, in-person in IPS' Newtown office as well as an on-site due diligence meeting in Grosvenor's New York City office where the majority of the Private Markets team is based.

Key staff from GCM Grosvenor:
Brian Sullivan, CFA – Partner, Private Markets Investments and Head of Secondary Investments
Vikram Bhaskar – Managing Director, Private Markets Investments
Bernard Yancovich – Managing Director, Private Markets Investments
Luis Cabrera – Vice President
Bradford Hanan – Vice President
Ed Patchett – Managing Director
Tom Meagher – Managing Director

Organizational Update

- GCM Grosvenor currently manages $47.8 billion in total AUM, with $25.2 billion in hedge funds (public markets) and $23 billion in private market investments
- The firm has 474 employees across several global offices
- 93% of firm assets are from institutional investors, with 76% in customized client SMAs
- No recent material changes to the firm's senior management team, investment personnel or structure, other than the addition of Frederick Pollock, Head of Strategic Investments, to the firm's Public Markets Investment Committee. Pollock joined Grosvenor earlier this year.
- No recent changes in ownership. Employees of Grosvenor own 71% of the firm, with the remaining 29% passively owned by private equity firm Hellman & Friedman.

Private Markets Team Background
Grosvenor's private markets business was originally founded in 1999 at Prudential Insurance Company of America. In 2000, the group joined Donaldson, Lufkin & Jenrette ("DLJ"), which was soon after acquired by Credit Suisse. From 2000 to 2013, the group operated as a business unit within the asset management division of Credit Suisse. In January 2014, Grosvenor acquired its private markets business from Credit Suisse, and all senior members of management joined the Grosvenor and signed long-term employment contracts with the firm.

While Grosvenor maintains its headquarters in Chicago, the majority of the Private Markets team is based in New York City, with additional private markets investment staff located in their Los Angeles office. Several affiliates comprise GCM Grosvenor; the Private Markets team is collectively known as GCM Customized Fund Investment Group, LP.

In September 2014, Grosvenor established a dedicated team to focus on deal sourcing and due diligence on secondary fund investments. The team is comprised of six members and is led by Brian Sullivan, who chairs the firm's Private Equity Secondaries Sub-Committee.

- Brian Sullivan, Director/Partner and Chair of the Secondaries Sub-Committee
- Bernard Yancovich, Managing Director, Private Markets Investment Committee Member and Secondaries Sub-Committee member
- Russell Cassella, Director/Partner and Secondaries Sub-Committee member
- Marc Iyer, Vice President/Principal
- Luis Cabrera, Vice President
- Bradford Hanan, Vice President

The secondaries team leverages the broader Private Markets team (50 total investment professionals) and is supported by 17 additional associates and analysts. Investment professionals from other strategy teams are expected to assist in sourcing and analyzing secondary fund transactions as well.

The Secondaries Sub-Committee referenced above is one of four sub-committees (primaries, secondaries, co-investments and real assets) which represent a smaller cross-section of senior private markets investment professionals, who vet each opportunity before presentation to the broader Private Markets Investment Committee. The seven-member (all Managing Directors) Private Markets Investment Committee is responsible for overseeing investment due diligence and approving private equity investments. Investment decisions are made by a majority vote and all private markets investments must be independently approved by both the Investment Committee and Grosvenor's Operations Committee in order to be included in a portfolio.

Legal/Compliance:

- GCM Grosvenor is a registered investment adviser with the SEC
- QPAM and willing to acknowledge qualified ERISA fiduciary status in writing.
- No material outstanding litigation or regulatory issues related to the firm or its employees
- $150m E&O / D&O policy
- Grosvenor expects the Fund to be a "plan assets" vehicle, with greater than 25% ERISA assets. They will agree to be an ERISA fiduciary in this case. If the Fund is not a "plan assets" vehicle, it is expected that Grosvenor will agree to ERISA fiduciary language in a side letter or manager addendum. IPS recommends that the Trustees defer to their counsel to review and evaluate the ERISA considerations relevant to this investment.

GCM Grosvenor Secondary Opportunities Fund II ("SOF II", "Fund II") Overview:

- $250m target capital raise; to date, Grosvenor has received $90m in verbal commitments from investors, with subscription documents under review. $40m of the $90m total are from Taft-Hartley investors.
- The Fund has not yet held its first close; Grosvenor expects a first close in Q1 2016 with the final close to occur within a year of the initial close.
- Grosvenor expects to commit ~$100m per year in 5-10 secondary transactions, with the Fund fully committed within three years after the final close
- Grosvenor expects the Fund to be well-diversified by strategy (buyouts, venture capital, real estate, infrastructure), geography and vintage year.
- Minimal large-cap buyout exposure, primarily focused on middle-market buyouts (50-70%), with exposure to niche sectors including infrastructure, real estate and growth equity
- The Fund anticipates making co-investments but is not expected to invest in secondary directs (direct investments in portfolio companies without an underlying investment manager facilitating or co-investing in the company), although the Fund's PPM allows for direct secondary investments.
- Global in scope but primarily focused on US (60-80%) and Europe (15-25%), with other markets representing no more than 15% of the Fund.

- Intend to focus on deals they believe are too small for larger, multi-billion dollar funds, primarily less than $50m in total exposure.
- The Fund will have a 20% limit in any single fund and a 25% limit in any funds managed by a single GP, however Grosvenor does not expect to come close to approaching these limits when fully invested.
- Targeting 15-20% net IRR and a 1.4 – 1.6x net multiple on the total Fund
- Grosvenor does not anticipate using any asset-based leverage, though a credit facility can be utilized to bridge cash flows; legal docs limit leverage use to 35% of capital commitments

Investment Process

Grosvenor intends to leverage their broader private equity platform to source deals from managers with whom they have existing relationships. They expect to invest 65-85% of the Fund's capital in managers with whom they have previously invested. They do not expect to participate in the auction market for secondary assets, instead sourcing assets directly from sellers, intermediaries, or leveraging their existing relationships with managers to access sellers and purchase only the assets they want from seller portfolios.

After identifying potential deals and an initial screen to determine whether they warrant further attention, Grosvenor performs an evaluation to assess the probability of success and determine whether to proceed with preliminary due diligence. This includes preparation of a preliminary pricing model and an assessment of competitive intelligence, such as the number of bidders and price expectations from the seller. Based on this analysis, the team determines if the returns at the anticipated pricing level are compelling considering the relevant risk factors.

Full due diligence includes both investment and operational assessments. The investment due diligence process focuses on a variety of structural, macro-level, company-specific and manager/fund-specific items. The process is value-focused and bottom-up, with in-depth reviews on both the underlying companies involved in each transaction as well as the GP and fund itself. When underwriting of the funds and portfolio companies is complete, Grosvenor develops a pricing model. The team follows a multi-stage approval process for all investments, allowing the broader team the opportunity to identify and evaluate the relevant risks in order to assess whether the price and expected returns are attractive enough for investment.

All completed due diligence is reviewed by the Secondary sub-committee before being presented to the Private Markets Investment Committee for review and approval. An Investment Committee Memorandum is presented at the weekly Private Markets Investment Committee meeting, where the Private Markets Investment Committee holds a final discussion on any potential investments. Following a presentation by the deal team, members of the Private Markets Investment Committee discuss the pros and cons of the investment recommendation. Majority approval by the Private Markets Investment Committee is required to submit a final letter of intent to the seller.

In addition to the investment due diligence conducted on potential investments, Grosvenor's dedicated operational due diligence team conducts background checks (performed by an independent third-party) and a review of operational capabilities and internal controls on the underlying fund manager. This includes reviews of third-party service providers (administrator, auditor, legal & compliance advisors, valuation specialists, etc.). Additionally, Grosvenor's in-house counsel conducts a legal review of the fund's terms, including the investment structure of the seller's commitment, and assess any potential tax ramifications associated with the purchase of assets.

Secondary Fund History and Performance

The team has been investing in secondary investments, aged primary funds and infrastructure secondaries since 2003. As noted above, Grosvenor established a dedicated secondaries team in 2014.

In 2015, Grosvenor raised and invested GCM Grosvenor Secondary Opportunities Fund, L.P. ("SOF I"), a $182 million fund (in aggregate commitments) that was raised to facilitate a secondary investment in a diversified portfolio of limited partnerships and co-investments. Although GCM Grosvenor believes that SOF I and the Fund have similar investment strategies and objectives, SOF I is a special purpose investment vehicle that was established for the purpose of acquiring a known portfolio of private equity interests (and the purchase price to be paid for them) were identified to investors in advance of making their commitments to SOF I.

The history of secondary investments made by the team since 2003 has generated a net multiple of 1.47x with a net IRR of 13.1%. The weighted average discount to NAV paid for all secondary assets over this time period has been approximately 18%.

Since the establishment of their dedicated secondaries team in 2014, their secondary investments have generated a net multiple of 1.32x with an unlevered net IRR of 38.8%. 26 of the 30 investments made over that time have net multiples greater than 1.0x. Of the 30 investments made over that time, 13 of them comprise SOF I, which has generated a net multiple to limited partners of 1.36x with a net IRR of 34.72%.

Summary of Terms:

Fund:	Both onshore and offshore vehicles are available. The offshore fund is available to US tax-exempt investors and non-US investors, and acts as a feeder into the main fund (it invests all of its assets in the main fund).
Size:	$250 million target
Return expectation:	15-20% net IRR
Term:	10 years following the final close, with a two-year extension possible at the discretion of the GP; subsequent extensions will require LP consent
Investment Period:	Three years following final close, with possible one-year extension
Follow-on Period:	Distributions received by the GP within 24 months of investment may be reinvested
Minimum commitment:	$5 million (subject to the discretion of the GP)
GP Commitment:	At least 1% of aggregate commitments, with a maximum of $2.5 million
ERISA issues:	Will likely be a “plan assets” vehicle. Grosvenor will agree to be an ERISA fiduciary in this case. If the Fund is not a “plan assets” vehicle, Grosvenor will agree to ERISA fiduciary language in a side letter or manager addendum.

Fees:

- **For first-close investors: 50 bps management fee on committed capital until the fourth anniversary of the final close; 5% carried interest after an 8% preferred return**

- For all subsequent closings: 100 bps management fee; 10% carried interest after an 8% preferred return

Distributions:

- 100% to LPs until aggregate capital contributions are received;
- Then, 100% to LPs until the 8% preferred return is reached;
- Then, 100% to Grosvenor until applicable carried interest percentage is reached (catch-up provision);
- Thereafter, 90% to LPs and 10% to Grosvenor (or 95% LPs / 5% to Grosvenor for first-close investors)

Recommendation: Manager Research suggests the addition of Grosvenor Secondary Opportunities Fund II to the “approved” list of private equity secondary funds. For investors that elect to commit capital for GSOF II, IPS believes that the offshore feeder vehicle is the most appropriate for ERISA investors, however fund counsel should review this determination upon review of the Fund’s legal documents. Additionally, IPS suggests that counsel review the ERISA fiduciary considerations associated with this investment.

ERISA Pension Investment Conference
April 19 – 22, 2016

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It is important to note that no fees are paid to IPS by any investment manager to be included in a search or database. The only requirement placed upon the manager is their willingness to submit and maintain data concerning their firm, its investment products, and performance results.

GCM Grosvenor attended and helped defray the cost of IPS' annual ERISA Pension Investment Conference ("EPIC").